

PLANNING COMMITTEE

Minutes of the Meeting held on 27 March 2014 at 4.30 pm

Present:

Councillor A F Knight	Chairman
Councillor I Melhuish	Vice Chairman
Councillor G S Dowding	Councillor A P Hadley
Councillor B Heywood	Councillor E May
Councillor K M Mills	Councillor C Morgan
Councillor S J Pugsley	Councillor D D Ross
Councillor L W Smith	Councillor M A Smith
Councillor K H Turner	

Officers in Attendance:

Assistant Director, Planning & Environment – Tim Burton
Planning Manager - Andrew Goodchild
Planning Officer – Lisa Bullock
Committee Administrator - Linda Bulpin
Environmental Health Officer – David Alford
Legal Advisor – Brian Convery - Mendip DC

P100 Apologies for Absence

There were apologies for absence from Councillor A Chick and Councillor A H Trollope-Bellew

P101 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 27 February 2014 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor B Heywood and all present voted in favour.

P102 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
Cllr S Dowding Cllr A Knight Cllr E May Cllr K Turner	P105	3/38/14/001	Erection Of Steel Shed To House A Biomass Boiler Plus Chimney (Retrospective)	Objectors

P103 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr S Dowding	P105	3/38/14/001	Personal – The applicant is the Chairman of one of parishes in his ward	Spoke and Voted

P104 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P105	3/38/14/001	Staple Farm, West Quantoxhead	Mrs D Mulhall	Local Resident	Objecting
P105	3/38/14/001	Staple Farm, West Quantoxhead	Mr R Mitchell	Local Resident	Objecting
P105	3/38/14/001	Staple Farm, West Quantoxhead	Mr A Bensley	Local Resident	Objecting
P105	3/38/14/001	Staple Farm, West Quantoxhead	Mrs P Gibbons	Applicant	Supporting

P105 Town and Country Planning Act 1990 and Other Matters

Report Eleven of the Planning Team dated 19 March 2014 (circulated with the Agenda). The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

RESOLVED That the Recommendations contained in Section 1 of the Report be Approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

Reference Location, Proposal, Debate and Decision

3/38/14/001 Staple Farm, West Quantoxhead
Erection of Steel Shed to House a Biomass Boiler Plus Chimney
(Retrospective)

Objections raised by the speakers included:

Airborne pollution – smoke, dust and obnoxious odour
Loss of residential amenity
Possible health implications
Impact on Quantocks Hills AONB and surrounding rural area

The Members debate centred on the following issues:

Possible health implications as the overriding factor
Siting and construction of the chimney
Size and capacity of the biomass boiler
Level and type of omissions emitted
Type of fuel used in biomass boiler
Storage of fuel for biomass boiler

Councillor K Turner proposed and Cllr D Ross seconded a motion that the application be **REFUSED** in accordance with the Officer's recommendation.
All Members present **VOTED IN FAVOUR**

P106 Exmoor National Park Matters

Cllr S Pugsley gave a report on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

- 1) The refusal of Listed Building consent to replace sash windows with double glazed unit in same style but with applied glazing bar (Retrospective) (Listed Building) – 34B West Street, Dunster, Minehead.
- 2) The refusal planning permission of proposed conservatory to replace existing. Resubmission of withdrawn application 6/27/13/125 (Householder) – Green Dolphin Cottage, High Street, Porlock, Somerset.
- 3) The grant of planning permission for a proposed extension to two barns and associated works (169m²) (Full) – Lower Ley, Luxborough, Watchet, Somerset
- 4) Approval of Non-material amendment – householder to approved application 6/29/13/105 (proposed new garage and extension to include the replacement of existing extension) to raise the window sill on 2 windows to allow for furniture to be fitted internally (Non-Material Minor Amendment – Householder) – Hadley, Old Lane, Porlock, Somerset.
- 5) Appeal Decision Allowed for the proposed conversion to three affordable homes – St Luke's Mission Church, Roadwater.

P107 Delegated Decision List

The Planning Manager answered questions arising from the report.

P108 The Town and Country Planning (General Permitted Development) Amendment and Consequential Provisions) (England) Order

The Planning Manager gave a brief update on the changes to general permitted development that come into effect on the 6th April.

P109 The Chairman gave a vote of thanks to Andrew Goodchild Planning Manager, who will be taking up his new role as New Nuclear Programme Manager on the 1st April, for the excellent work and support he had given to the Planning Committee.

The meeting closed at 5.55 pm