

PLANNING COMMITTEE

Minutes of the Meeting held on 27 June 2013 at 4.30 pm

Present:

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

Officers in Attendance:

Planning Manager - Andrew Goodchild
Deputy Planning Manager - Ken Taylor
Principal Planning Officer - Liz Peeks
Planning Officer - Sue Keal
Committee Administrator - Linda Bulpin
Legal Advisor - Martin Evans - Mendip D C

P010 Apologies for Absence

There were apologies for absence from Councillor C Morgan.

P011 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 30 May 2013 - circulated with the Agenda be confirmed as a correct record following an amendment to show Cllr C Morgan in attendance. Proposed by Councillor K Turner and seconded by Councillor A Trollope-Bellew and all present voted in favour.

P012 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	P016	3/21/13/051	2 Wellington Square, Minehead	Objectors and Supporters
All Councillors	P016	3/21/13/056	Land Adjacent to Green Hollows	Objectors
Cllr A Hadley	P016	3/21/13/051	2 Wellington Square, Minehead	Objectors
Cllr E May	P016	3/21/13/051	2 Wellington Square, Minehead	Objectors
Cllr D Ross	P016	3/21/13/050	2 Wellington Square, Minehead	Objectors
Cllr M Smith	P016	3/21/13/050	21 The Avenue, Minehead	Objectors

P013 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr A F Knight	P016	3/21/13/050 3/21/13/051 3/21/13/053	Personal and Prejudicial – has business interests in Minehead	Left the Chamber

P014 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P016	3/21/13/050	2 Wellington Square, Minehead	Mr M Coleman	Representing Local Businesses	Objecting
P016	3/21/13/050	2 Wellington Square, Minehead	Ms S Eveleigh	Local Business Owner	Objecting
P016	3/21/13/050	2 Wellington Square, Minehead	Mr Legge	Local Business Owner	Objecting
P016	3/21/13/050	2 Wellington Square, Minehead	Mr P Williams	Applicant's Agent	Supporting
P016	3/21/13/056	Land Adjacent to Green Hollow	Mr R Robinson	Local Resident	Objecting
P016	3/21/13/056	Land Adjacent to Green Hollows	Mrs R Harper	Local Resident	Objecting
P016	3/21/13/056	Land Adjacent to Green Hollow	Mr T Connolly	Applicant	Supporting

P015 Appointment of Vice-Chairman

Councillor A F Knight left the Chamber and Councillor I Melhuish took the Chair. It was RESOLVED that Councillor K M Mills be appointed as Vice-Chairman for the determination of the first three planning applications.

P016 Town and Country Planning Act 1990 and Other Matters

Report Two of the Planning Team dated 19 June 2013 (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 and Decision

3/21/13/050 21 The Avenue, Minehead
Change of use from A1 retail sales to A3 restaurant/cafe with A5 takeaway including minor alterations and retention of new front doors

AGREED that a decision of approval be delegated to the Planning Manager to finalise the conditions as appropriate to include the addition of the following conditions and notes:

- A condition to secure details for more muted colours for the carts to be located outside of the building
- A condition to secure details of the ventilation/ extraction system.
- A condition to ensure that the carts located outside of the building are not used for the cooking or serving of hot food.
- An advice note to encourage the applicant to fully engage with the Council's Environmental Health Department in respect of food hygiene issues.

Committee's Consideration

Impact on the Conservation Area
Residential amenity e.g. noise and odour
Number of tables/chairs and paraphernalia on the forecourt

Cumulative impact with the ice cream trailer
Pedestrian Safety
Colour of the Carts
Litter Management Plan
Retail units in the area
Environmental health issues

3/21/13/051 2 Wellington Square, Minehead

Change of use from A1 retail sales to A3 restaurant/cafe with A5 takeaway including minor alterations and retention of new front doors

RESOLVED that this application be REFUSED for the following reason:

Policy CA/1 of the West Somerset District Local Plan requires that development within conservation areas is compatible with the preservation or enhancement of the character or appearance of the conservation area. The application site relates to a prominent building located on a prominent corner within the conservation area. The proposal will result in the introduction of tables and chairs to the front of the building resulting in visual clutter which would harm the character and appearance of the conservation area. As such this proposal would fail to preserve or enhance the character or appearance of the conservation area and the development is contrary to the provisions of saved Policy CA/1 of the West Somerset District Local Plan

Committee's Consideration

Impact on the Conservation Area
Number of tables/chairs and paraphernalia on the forecourt
Pedestrian safety
Highway safety
Vitality and viability of town centres
Individuality of town centres and need to value what makes Minehead different

3/21/13/053 2 Wellington Square, Minehead

Display of externally illuminated and non-illuminated signage

AGREED that a decision of approval be delegated to the Planning Manager to finalise the conditions as appropriate to include the addition of conditions to ensure the projecting sites and awnings are located a suitable height above the pavement and a suitable distance from the edge of the carriageway.

3/21/13/056 Land Adjacent to Green Hollow, Bratton Lane, Minehead

Erection of four bedroom detached house (resubmission of 3/21/13/014).

RESOLVED that this application be REFUSED for the following reason:

Policies BD/1 and BD/2 of the West Somerset District Local Plan requires that development is sympathetic in scale to the surrounding built Development in terms of layout, design, use of materials, landscaping and use of boundary treatments. The application site is constrained due to the shape of the site and steep banks. The proposed dwelling by reason of its scale, design and fully glazed projecting central gable would result in an awkward form of development that would not be sympathetic to or in keeping with the character of the surrounding area. As such the proposed development is contrary to the provisions of Policies BD/1 and BD/2 of the West Somerset District Local Plan.

Committee's Consideration

Scale and massing of the proposed building
Design features and materials
Possible overlooking issues
Loss of hedgerow

Cllr G S Dowding and Cllr E May left the Meeting prior to the debate on this application.

P017 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.

P018 Delegated Decision List

The Planning Manager answered any questions arising from the report.

P019 Appeals Lodged

Appellant	Proposal and Site	Procedure
Mr J Plowright	Lime Street Buildings, Shurton Lane Stogursey Erection of New Agricultural Workers Dwelling	Hearing

P020 Appeals Decided

Appellant	Proposal and Site	Decision
Dr P Rawson	9 Copse Close, Watchet Proposed 2 Bedroom House with Car Parking	Dismissed 03/06/2013

The meeting closed at 7.35 pm