

PLANNING COMMITTEE

Minutes of the Meeting held on 27 July 2017 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor S Dowding
Councillor D Goss
Councillor B Heywood
Councillor I Jones
Councillor A Kingston-James

Councillor K Mills
Councillor C Morgan
Councillor P Murphy
Councillor J Parbrook
Councillor K Turner
Councillor T Venner
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Planning Officer – Sue Keal
Legal Advisor - Alex Kershaw-Moore – Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P18 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 29 June 2017 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor Heywood, seconded by Councillor Turner

The **motion** was carried.

P19 Declarations of Interest or Lobbying

No Declarations of interest or lobbying were declared.

P20 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P21	3/04/17/008	Erection of a 33kV switch room building (retention of part works already undertaken) Land at Exebridge Substation, Riphay Barton, Dulverton	Mr D Garth Mr C Knight Mr R Cook	Resident of Exebridge Agent	Objecting Objecting Infavour
P21	3/21/17/058	Outline application with all matters reserved, except for means of			

		access, for the erection of 1 No. dwelling and associated works within the garden, 9 Paganel Road, Minehead, TA24 5ET			
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P21 Town and Country Planning Act 1990 and Other Matters

Report three of the Planning Team dated 19 July 2017 (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

3/04/17/008 – Erection of a 33kV switch room building (retention of part works already undertaken) Land at Exebridge Substation, Riphay Barton, Dulverton

Comments by members of the public;

- Western Powers revised proposals did not go far enough to overcome the impact of the new building in its new location and the impact it was having on the character and appearance of the area;
- The painting of a black strip along the base of the western side was not sufficient to overcome the stark appearance of the building;
- Western Power should be responsible for maintaining the hedge for the life of the substation and not merely five years;
- Wooden weather boarding should be specified in the plan instead of plastic as this would look out of character in the rural surrounding area;
- Screening should be restored to its previous condition with the planting of semi-mature hedging and trees as previously enjoyed;
- Thirty mature trees had been removed from the site;
- For safety reasons site access warning signs to be displayed on either side of the entrance;
- Western Power were currently in discussions with the adjoining landowner to see if screening could be provided, once permission was gained landscaping details would be provided;

The Member's debate centred on the following issues;

- Condition needed for the basic necessities to be fitted on site;

- Hedging could be incorporated between the tree stumps;
- Concerns that wood cladding rots and discolours if not maintained;
- Cladding should be fitted all the way around the building;
- Foul drainage issues;
- Issues with the trees being felled;
- Proposal looked like a two storey house;
- Development looked better than a square block industrial building;

Councillor Morgan proposed and Councillor Maitland-Walker seconded a motion that the application be **Approved** subject to the delegation of authority to the planning officers for approval subject to the receipt of written confirmation from the adjacent land owner, and additional conditions requiring the entire building be weather boarded and for the maintenance of the hedgerow to be maintained for the life time of the substation.

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/17/058 – Outline application with all matters reserved, except for means of access, for the erection of 1 No. dwelling and associated works within the garden

The Member's debate centred on the following issues;

- Disappointed that the application was outline;
- TPO on trees;
- Infill on site;
- Condition for the grass verge outside of the curtilage to be paved;
- 4 parking spaces was required with turning space and cycling provision;

Councillor Aldridge proposed and Councillor Heywood seconded a motion that the application be **Approved**

The **motion** was carried

22. Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 4 July 2017 of the Exmoor National Park Planning Committee. This included:

6/27/17/104 - Application for stone wheel runs, level platform area and turning bay (Retrospective) (Full) – Land north of A39 Porlock Hill, Porlock

6/15/17/102 - Proposed construction of farm manager's dwelling and garage and associated works (Full) – Goosemoor Farm, Armoor Lane, Exton, Dulverton, Somerset

6/34/17/102 - Proposed change of use from a store (formerly a vehicle repair workshop) to a carpenter's workshop (Full) – Cowbridge Garage, Cowbridge Sawmill, Cowbridge, Timberscombe, Somerset

62/41/17/009 - Proposed redevelopment of existing hotel to create 31 apartments together with incorporation of 3 previously converted apartments (to include demolition) – The Tors Hotel, Tors Park, Lynmouth, Devon

6/27/17/112 - Proposed removal of existing dwelling (including ancillary chalet) and replacement with new dwelling (Full) – Summerhaze, Redway, Porlock, Somerset

No appeals lodged or decided

P23 Delegated Decision List (replies from Officers are in italic)

No queries raised

P24 Appeals Lodged

Appeal against the refusal of planning permission for the change of use of land and building from equestrian stabling to Class C3 (Dwelling) and associated building and engineering operations at The Stables, Chilcombe Lane, Bicknoller, TA4 4ES (planning application 3/01/16/003)

P25 Appeals Decided

3/39/14/010 – Redevelopment of the site to provide a food store (A1), retail shops (A1), professional and financial services (A2), food and drink uses (A3), health services (D1), residential dwellings (c3), vehicle and pedestrian access, associated car parking and landscaping (resubmission of 3/39/11/002) in association with 3/39/14/024 on land at Bank Street/Fore Street, Williton, TA4 4NH – Appeal Allowed.

3/39/14/024 – Outline application (with all matters but access reserved) for the erection of up to 480 sq. m. Gross of flexible Class A1/A2 floor space linked to proposed redevelopment of land associated with application ref: 3/39/14/010 to include vehicle and pedestrian access and landscaping at J Gliddon & Sons Ltd, Bank Street, Williton, TA4 4NH – Appeal Allowed.

The meeting closed at 6:06pm