

## PLANNING COMMITTEE

### Minutes of the Meeting held on 27 August 2015 at 4.30 pm

#### **Present:**

Councillor S J Pugsley .....Chairman  
Councillor B Maitland-Walker .....Vice Chairman

Councillor I Aldridge  
Councillor G S Dowding  
Councillor B Heywood  
Councillor J Parbrook  
Councillor R Woods

Councillor D Archer  
Councillor S Y Goss  
Councillor I Jones  
Councillor K H Turner

#### **Officers in Attendance:**

Area Planning Manager – Bryn Kitching  
Planning Officer – Russell Williams  
Democratic Services Officer – Tracey Meadows  
Legal Advisor Martin Evans - Mendip DC

#### **P29 Apologies for Absence**

There were apologies for absence from Councillors Hall, Morgan and Murphy

#### **P30 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 25 June and 30 July 2015 circulated at the meeting be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor D Archer.

#### **P31 Declarations of Lobbying**

Councillor Turner declared a personal interest to application No. 3/02/15/002. He declared that this application was in his ward and also that he was chairman of Brompton Ralph Parish Council. He declared that he was not present when the item was discussed at the Parish Council meeting. He also declared that he had also been lobbied. Councillor Woods declared that she had been lobbied for application No. 3/37/15/006.

#### **P32 Public Participation**

<b>Min No.</b>	<b>Reference No.</b>	<b>Application</b>	<b>Name</b>	<b>Position</b>	<b>Stance</b>
P33	3/02/15/002	Construction of timber loading bay, new forestry tracks and the upgrading of exiting forestry tracks at land a Cording's Cleeve, Brompton Ralph	Mr Peter Morgan Mr Peter Goodwin	Local Resident Mr Peter Goodwin, Vice Chairman, Clatworthy Parish Council	Objector Objector
P33	3/37/15/006	Refurbishment of Watchet's Boat Museum, demolition of current wooden	Naomi Griffiths	Onion Collective	In favour

		'portacabin' cab office and a propose extension creating a Visitors Centre and offices for Watchet Town Council, a new cab office and location of rope-making machine at Watchet Boat Museum, Harbour Roar, Watchet			
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**P33 Town and Country Planning Act 1990 and Other Matters**

Report Thirteen of the Planning Team dated 18 August 2015 (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**

**3/02/15/002      Construction of timer loading bay, new forestry tracks and the upgrading of existing forestry tracks at Land at Cording's Cleeve, Brompton Ralph**

**Comments raised by the speakers included:**

- Damage to the road by the large vehicles turning around.
- The road at Fortures Cross has been repaired three times.
- Culvert Bridge at the bottom of Culverts Farm will not take the added weight.
- There is lack of a traffic management and construction management plan on the lane.
- Impact on traffic and local services.
- Condition on the upgrade of the surface at Fortures Cross turning into the loading bay.
- Clatworthy Parish Council voted 5-1 against this application. We are not against this application for logging, something needs to be done about the amount of traffic on the road.
- Occupants of farms along the lane are concerned by the lack of passing places.
- Lane is already sign posted as unsuitable for heavy goods vehicles.
- A Condition is needed for passing passes along the approach road.

**The Members debate centred on the following issues:**

- Road is unsuitable for HGV's with lack of passing places in Battens lane. The lane will also be cut off for a number of months per year.
- Lack of turning space on site for HGV's
- Disappointed that road trips to and from the site have not been conditioned.
- Lack of a Travel, Management and Construction Plan. Would like to see the Ward member involved with this.
- Residents of Brompton Ralph object to this and we need to listen to listen to their concerns.
- Impact on the road is the relevant concern with this application and Improvements need to be made to the application before this is granted approval.
- We need to welcome this application, but it does need conditions in the form of a Travel and Traffic Management Plan so that this site can be managed. Dates and times of loading need to be agreed with the residents.
- Inconsistencies with the application.

Councillor K Turner proposed and Councillor S Goss seconded a motion that planning permission be **DEFFERED** to prepare conditions for a traffic management plan and construction and operational management plan. If necessary seek road improvement via a S106 if the above issues cannot be addressed by either of the above plans.

The motion was carried.

**Reference      Location, Proposal, Debate and Decision**

**3/37/15/006      Refurbishment of Watchet's Boat Museum, demolition of current wooden 'portacabin' cab office and a proposed extension creating a Visitor's Centre and offices for Watchet Town Council, a new cab office and location of rope-making machine at Watchet Boar Museum, Harbour Roar, Watchet**

**Comments raised by the speaker include:**

- Lots of discussions with highways which will continue to make sure that the public realm was going to work as we move forward with the application.
- Build begins in November hoping to open in spring 2016 for the new tourist season.
- Asset transfers are moving forward.
- This is a modest building but will make a significant difference to Watchet with the Enchantment of the economy for Watchet with the purpose built building which will also house the Town Council.

**The Members debate centred on the following issues:**

- Concerns with the pavement out the front of the building, stated that we needed bollards erected to protect the public.
- Area needs brightening up with flower pots
- This will tidy up the entrance to Watchet
- Concerned with the upkeep of the timber cladding

Councillor K Turner proposed and Councillor I Aldridge seconded a motion that planning permission be **GRANTED** in accordance with Officers recommendation.

The motion was carried

**P34 Exmoor National Park Matters**

Councillor S Pugsley and Councillor B Heywood reported that unless there were any overriding reason to the contrary they do not meet in August.

**P35 Delegated Decision List**

Councillor Woods declared that she had been lobbied over application No.3/26/15/011 which the applicant is going to appeal. Declared that she would speak to the Planning Officer to discuss.

Councillor B Maitland- Walker sought clarification from the Area Planning Manager on the definition of a split decision. The Area Planning Manager declared that some of the conditions were agreed but not all them could be agreed for application No. C/02/15/002

**P36 Appeals Lodged**

Appeal against Hedgerow Retention Notice for 125m of hedgerow on land at Perry Farm, East Quantockshead. The Chairman reported that there was nothing to say on this appeal at present but for members to note it.

**P37 Appeals Decided**

Proposed residential development of eight semi-detached dwellings (plots 23, 23A, 24, 24A, 25, 25A, 26, & 26A) in place of four approved detached dwellings and a block of nine flats rather than an approved block of eight flats (plots 5 to 12A) together with vehicular parking, access and associated infrastructure (amended scheme to planning permission 3/21/13/084) on land at Ellicombe Meadow, Minehead

Councillor Woods declared that she was confused with this appeal as this application came back to committee after it went to appeal. The Chairman stated that this was the appeal on the first application that the inspector upheld the refusal. The applicant in the meantime came back with a new application which was approved. The new application was lower and quite different to the original application.

The meeting closed at 6.08pm