

PLANNING COMMITTEE

Minutes of the Meeting held on 27 September 2012 at 4.30 pm

Present:

Councillor A F Knight	Chairman
Councillor I Melhuish	Vice Chairman
Councillor A M Chick	Councillor A P Hadley
Councillor B Heywood	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
Councillor K J Ross (Deputising for Cllr E May)	

Also In Attendance

Cllr H J W Davies

Officers in Attendance:

Planning Manager - Andrew Goodchild
Deputy Planning Manager - Ken Taylor
Principal Planning Officer - Liz Peeks
Planning Officer - Alex Bullock
Planning Officer - Sue Keal
Committee Administrator - Linda Bulpin
Legal Advisor - Roy Pinney - Mendip D C
SCC Highways - John Fellingham

P144 Apologies for Absence

Apologies for absence were received from Councillor G S Dowding, Councillor E May and Councillor A H Trollope-Bellew.

P145 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 30 August 2012 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor I Melhuish and all present voted in favour.

P146 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors		3/32/12/047	Lawsons Burgage, Shurton Lane, Stogursey	Objectors
Cllr D Ross		3/21/12/105	Flat 3, Ground Floor, Parks Views Apartments, Minehead	Neighbours (objecting)

P147 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr K Mills	P149	3/21/12/096	Personal – User of The Lawns Club	Spoke and Voted
Cllr D Ross	P149	3/21/12/096	Prejudicial – Treasurer of one of the Clubs using the The Lawns Club	Spoke and then Left the Chamber
Cllr C Morgan	P149	3/32/12/047	Personal and Prejudicial – Business dealing in the past	Spoke and then Left the Chamber

P148 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P149	3/21/12/096	The Lawns Club, Townsend Road, Minehead	Dr T Ross	Trustee of the Club	Supporting
P149	3/21/12/104	Flat 1 Ground Floor, Parks View, Apartments, Minehead	Mr P Cooper	Neighbour	Objecting
P149	3/21/12/105	Flat 3 Ground Floor, Parks View, Apartments, Minehead	Mr P Cooper	Neighbour	Objecting
P149	3/32/12/047	Lawns Burgage, Shurton Lane, Stogursey	Mr McDonagh	Agent	Supporting
P149	3/37/12/036	Land between Beverley Drive and Goviers Lane	Mr S Smith	Neighbour	Objecting

P149 Town and Country Planning Act 1990 and Other Matters

Report of the Planning Team dated 22 August 2012 (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

3/32/12/046 Land to the West of Hinkley Point A Power Station, Hinkley Point
Retention of Two Temporary Trial Trenches to Create a New Trail Trench Approximately 72m x 82m and approximately 5m deep.

AGREED that planning permission be GRANTED, conditions as in Planning Report.

3/39/12/025 Land to the East of Doniford Road/Liddymore Lane, Williton
Erection of 29 Dwellings with Associated Access, Garages, Parking and Landscape Works

AGREED that the application be DEFERRED to allow Officers to discuss alternative/amended arrangements for the access to the site with the applicant.

Committee's Considerations

Highway safety
Parking issues – both on site and in the area
Flooding issues
Amenity space
Affordable Housing provision/split
Planning Gain

3/21/12/094 Land Outside Tesco on Stephenson Road, Minehead
Display of One Non-Illuminated Directional Sign for Businesses in the Minehead Enterprise Centre

AGREED that planning permission be GRANTED, conditions as in Planning Report.

- 3/21/12/096 The Lawns Club, Townsend Road, Minehead**
Conversion of Existing Club Building to Two Detached Dwellings
- AGREED** that planning permission be GRANTED, conditions as in Planning Report.
- Committee's Considerations
Access to the site
Highway safety
Parking issues
Loss of community facility
- 3/21/12/104 Flat 1, Ground Floor, Parks View Apartments, The Parks, Minehead**
To Reduce The Size Of The Existing Patio Area To The South East Corner Of The Site And Reinstate The Original Garden Level Adjacent To The Boundary Fence (Retrospective)
- AGREED** that planning permission be GRANTED, conditions as in Planning Report.
- Committee's Considerations
Overlooking implications
- 3/21/12/105 Flat 3, Ground Floor, Parks View Apartments, The Parks, Minehead**
Retention Of Patio Area And Erection Of A 1.8m Screen Along The Eastern Edge Of The Existing Upper Patio (Part Retrospective).
- RESOLVED** that planning permission be REFUSED for the following reason:
- Reason for Refusal**
The proposed upper patio results in overlooking towards the front patio of the neighbouring Cleeve Cottage. The degree of overlooking is beyond that associated with the previously approved upper patio. It is considered that requiring screening to the front (south) of the patio would result in an unacceptable amenity for the users of the patio. As such it is considered that conditions could not be used to overcome the overlooking. It is considered that the proposal does not accord with Policy BD/2 of the West Somerset District Local Plan which requires that the siting of new buildings has regard to its relationship with adjoining buildings.
- Committee's Considerations
Overlooking implications
- 3/32/12/047 Lawsons Burgage, Shurton Lane, Stogursey**
To Continue Use Of Existing Building As Storage For Agricultural Vehicles And Their Related Repair Plus Use As A Specialist Automotive Electrical Workshop
- AGREED** that planning permission be GRANTED, conditions as in Planning Report.
- 3/37/12/036 Land Between Beverley Drive and Goviers Lane, Watchet**
Erection of one Two-Storey Three-Bedroom House
- RESOLVED** that planning permission be REFUSED for the following reason:
- Reason for Refusal**
The proposed dwelling would be located 18 metres from the front elevation of properties in Almyr Terrace. Due to the height of the proposed dwelling and proximity to the front of Almyr Terrace the proposed dwelling would result in an overbearing impact on the occupants of the dwellings in Almyr

Terrace to the rear of the proposed dwelling (Numbers 15 - 17). As such it is considered that the proposal does not accord with Policy BD/2 of the West Somerset District Local Plan which requires that the siting of new buildings has regard to its relationship with adjoining buildings.

Committee's Considerations

Character of the area

Curtilage of Listed Building

Boundary of Conservation Area

Overbearing development

Overlooking of neighbouring properties

Highway safety

Parking issues

Loss of amenity area

P150 Exmoor National Park Matters

The Chairman read a report from Cllr S Puglsey updating Members on the matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee.

P151 Delegated Decision List

The Planning Manager answered any questions arising from the report.

P152 Site Visit to Hinkley Point

Cllr C Morgan asked if a Planning Committee site visit could be arranged to Hinkley Point in the near future? A lot of work has been undertaken since the last site visit and he felt Members should see the extent of the operations at the site. Cllr B Heywood put forward a motion to this effect that was seconded by Cllr Hadley and passed on a show of hands. The Planning Manager agreed to contact EDF to see if they would agree to such a meeting and would report back to the Committee.

The meeting closed at 8.15 pm