

## PLANNING COMMITTEE

### Minutes of the Meeting held on 28 January 2016 at 4.30 pm

#### **Present:**

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

Councillor I Aldridge  
Councillor D Archer  
Councillor G S Dowding  
Councillor A P Hadley  
Councillor T Hall  
Councillor B Heywood

Councillor I Jones  
Councillor C Morgan  
Councillor PH Murphy  
Councillor J Parbrook  
Councillor K Turner  
Councillor R Woods

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

Area Planning Manager – Bryn Kitching  
(Temp) Planning Officer – Hamish Laird  
Legal Advisor Martin Evans - Mendip DC  
Democratic Services Officer – Emma Hill

#### **P64 Apologies for Absence**

There were apologies for absence from Councillor S Goss.

#### **P65 Declarations of Interest or Lobbying**

Councillor Turner declared that he had been lobbied and met the applicant on application No. 3/02/15/002. Councillor Hadley declared that he delivered newspapers to the 'Hairy Dog Pub' application No. 3/21/15/091. Councillor J Parbrook declared that she was present as Mayor at the town Council meeting for application No.3/05/15/014.

#### **P66 Public Participation**

<b>Min No.</b>	<b>Reference No.</b>	<b>Application</b>	<b>Name</b>	<b>Position</b>	<b>Stance</b>
P4	3/02/15/002	Land at Cording's Cleeve, Brompton Ralph. Construction of timber loading bay, new forestry tracks and the upgrading of existing forestry tracks	Mr P Aslett	Neighbour	Objecting
P4	3/05/15/014	The Old Coach House, 3 Winsors Lane, Carhampton, Minehead. Conversion of	Mr Capp Mr F Barrington-Capp Mrs P Gubbins Mr A Featherstone	Neighbour Neighbour Neighbour Applicant	Objecting Objecting Objecting In favour

		stable to holiday cottage			
P4	3/28/15/008	School House, Main Road, Sampford Brett. Erection of one dwelling in the garden.	Dr E Driver Mr K Rufus	Neighbour Agent	Objecting In Favour
P4	3/21/15/091	3 Park Street, Minehead. Display of illuminated fascia and projecting signs.			
P4	3/21/15/104	Land to the rear of 32 The Avenue, Minehead. Erection of one 2 bedroom dwelling (resubmission of 3/21/15/042)			

**P67 Town and Country Planning Act 1990 and Other Matters**

Report Sixteen of the Planning Team dated 28 January 2016 (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 Land at Cording's Cleeve, Brompton Ralph. Construction of Timber Loading Bay, new forestry tracks and the upgrading of existing forestry tracks.**

**Comments raised by the objectors included:**

- This stretch of road is a single track along its complete length with very few passing places that will accommodate HGV vehicles. Hence the reason the road was designated as 'unsuitable for HGV vehicles';
- Increase in vehicle movements;
- Blocked drains due to occasional heavy traffic breaking down the verges causing mud to be deposited over the drain. These are regularly cleared by

local residents to prevent the lane from flooding, this would be more of a problem with regular HGV traffic;

- Disruption for people using the route to Brompton Ralph Post Office with logging vehicles not being able to reverse in the lane if faced with oncoming vehicles;

**The member's debate centred on the following issues:**

- The only difference from the previous application was the restrictions on operating during school term times;
- The road width was not wide enough for walkers and vehicles;
- The road was not suitable for construction/operational traffic without passing places.

Councillor K H Turner proposed and Councillor C Morgan seconded a motion that the application be **REFUSED**

**REASON**

Due to the lack of vehicle passing places on the highway between the site entrance and Forches Cross, construction and operational vehicles are likely to cause conflicts with other traffic, resulting in obstruction, delay and a highway danger. The proposal is therefore contrary to paragraph 32 of the National Planning Policy Framework.

**The motion was carried.**

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

**3/05/15/014 The Old Coach House, 3 Winsors Lane, Carhampton, Minehead. Conversion of stable to holiday cottage.**

**Comments raised by the speakers included:**

- The application site is designated under 2006 saved policy CAR/1 as an 'important amenity garden' for Carhampton. An objection was received on its designation as it was in private ownership but the Inspector upheld its designation.
- The entrance and frontage will be altered with the cutting down of trees and shrubs;
- Increase of light pollution and in view of windows of existing residents;
- Disruption to residents;
- There is no provision of parking for the existing holiday let at 3 Winsors Lane. The development would result in the loss of the existing parking area for this property and lead to an increase of parking on the highway. This would be an issue for local residents.
- No additional comments raised report from Planning Officer covers comments raised by objectors.

**The member's debate centred on the following issues:**

- Inspector recommended no alterations to the garden;
- Development should minimise environmental impact;

- Area suffers with flooding;
- Concerns over access and sufficient parking on the site;
- Loss of amenity to residents nearby;
- Redevelopment of a tumble down building should be welcomed;
- Will be of economic benefit to the village for commercial business on the main road;
- Displacement of parking onto the highway due to increase in vehicles with the holiday cottage;

An amendment was proposed by Councillor B Maitland-Walker and seconded by Councillor C Morgan that the application be refused. On being put to the vote the amendment FAILED. There were no further discussions and on being put to the vote the original motion recommending that planning permission be granted subject to conditions was declared **CARRIED**.

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

**3/28/15/008 School House, Main Road, Sampford Brett. Erection of one dwelling in the garden.**

### **Comments raised by the speakers included:**

- The design and siting of the proposed dwelling was detrimental to a group of historic buildings and at odds with the principles set out in the Local Plan to 2032 which will be coming into force in the foreseeable future;
- The proposed new dwelling would lead to a loss of openness which was likely to be detrimental to the character of the area;
- This application was to provide a modest disabled dwelling in the garden of the 'School House' this is basically an infill plot;
- Local properties that have full disabled facilities on an a level site are very scarce on the open market in that area;
- The proposed dwelling is positioned as such that it does not impact on other neighbouring properties and there is no case to suggest a loss of privacy or cause overlooking to neighbouring properties due to the dwelling being single storey;
- Highways and Wessex Water Authority have not raised any objection to the proposal;
- Proposal follows the guidance contained within the NPPF.
- This was a modest dwelling that sat comfortably within the site and provided disabled facilities to enable the applicant to continue independent living at Sampford Brett.

### **The member's debate centred on the following issues:**

- The new building would be in the garden of the existing property;
- Applicant was a long term resident who wished to remain in Sampford Brett;
- The old school property takes up 50% of the land;
- Village does not have any amenities for a disabled person;
- Over development of the site and detrimental to the visual character of the area.

Councillor I Aldridge proposed and Councillor K Turner seconded a motion that the application be **REFUSED**

**The motion was carried**

**Reason**

1. The proposed development is unacceptable because the subdivision of the existing curtilage serving School House, the siting of the new dwelling and the provision of a new access and car parking to serve it, the retention of the existing parking facilities to serve School House, and the erection of fencing on the boundary between the site and School House would result in an overdevelopment of the site which would leave School House with a sub-standard sized amenity area poorly related to it, and which would be too small for the size and scale of this retained dwelling. This would be compounded by the loss of the length of boundary wall fronting Main Street to provide the new access and overall the proposal would result in a form of development that would be detrimental to the character and visual quality of this part of Sampford Brett. As such, the proposed development would be contrary to the provisions of Saved Policies BD/1 Local Distinctiveness, and BD/2 Design of New Development, of the West Somerset District Local Plan (2006); and, PolicyNH10 Securing High Standards of Design in the Emerging West Somerset Local Plan 2015, and the advice contained in the National Planning Policy Framework (2012) particularly Paragraph 17 Core planning principles where it states: "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;" and the provisions of Paragraph 64 of the Framework which require that: "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions".

2. The development of the site with a dwelling is unacceptable because the site is located in an unsustainable location due to the limited facilities available in Sampford Brett, and the requirement for any new dwelling to rely on the private motor car for journeys beyond the village to access services and facilities, as there are no public transport services available from the village. As such, the proposal is contrary to the provisions of Policy SC1 Hierarchy of Settlements – Section 5 in the Emerging West Somerset Local Plan 2015.

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

**3/21/15/091 3 Park Street, Minehead. Display of illuminated fascia and projecting signs.**

Councillor P Murphy proposed and Councillor K Turner seconded a motion that the application be **APPROVED**

**The motion was carried**

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

**3/21//15/104 land to the rear of 32 The Avenue, Minehead. Erection of one 2 bedroom dwelling (resubmission of 3/21/15/045)**

**The member's debate centred on the following issues:**

- Access was inadequate for the proposed development as the alley was not a vehicular roadway and there would be an increase in traffic;
- Noise from the pub would be disruptive in the summer;
- Over development, currently a builders yard which was used for parking;
- No access for Fire and Rescue Services.

Councillor K Turner proposed and seconded by Councillor A Hadley that the application be **REFUSED**.

### **The motion was carried**

#### **Reason**

1. The proposed development is unacceptable because it introduces a residential dwelling directly adjacent to a known source of noise associated with The Hairy Dog Public House and its pub garden including outdoor seating and dining facilities, and children's play equipment. The pub garden is widely used, often late into the evening, particularly during the summer months of July and August, and also during the Easter spring break, and the spring, summer and autumn half-term school holidays. Whilst the proposed development demonstrates an acceptable level of sound-proofing to the new dwelling, it does not account for the opening of windows for ventilation, or the quiet enjoyment of the garden area provided for the new dwelling. The amenities of occupants of the new dwelling in respect of the quiet enjoyment of the dwelling will be unacceptably affected by the close proximity to and noise from the lawful everyday activities associated with The Hairy Dog Public House, resulting in likely noise complaints. As such, the proposed development is contrary to the provisions of Saved Policies BD/2 Design of New development; and, PC/3 Noise Sensitive Developments of the West Somerset District Local Plan (2006); and, Policies MD1 Minehead Development; and, NH10 Securing High Standards of Design in the Emerging West Somerset Local Plan 2015, and the advice contained in the National Planning Policy Framework (2012) particularly Paragraph 17 Core planning principles where it states: "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;" and the provisions of Paragraph 64 of the Framework which require that: "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions".

#### **P68 Delegated Decision List**

Questions were raised and answered by the Officer.

#### **P69 Appeals Lodged**

Appeal against the refusal of 'Retention of mobile home for a temporary period as a rural workers dwelling in connection with the breeding and fibre production of alpacas and the breaking in and training of heavy horses' at Little Allshire, East Anstey, Tiverton EX16 9JG

Appeal against the refusal of 'Removal of conditions 3 and 4 from planning permission 3/39/11/046 in order to create a single car parking space for Riverside – at 18 Bridge Street, Williton.

Appeal against the refusal of the erection of three holiday units (resubmission of 3/39/14/025 at Shells Cottage, Shells Lane, Washford, Watchet.

**P70 Appeals Decided**

Erection of new dwelling in the garden of Pemswell Lodge at Pemswell Road, Minehead – Planning Appeal allowed.

Removal of 125m of hedgerow in order to incorporate narrow strip of land into a larger field at Perry Farm, East Quantockhead – Planning appeal dismissed.

Extension to enlarge bedroom, lounge and kitchen and new bathroom and study at 55 Cleeve Park, Chapel Cleeve, Old Cleeve – planning appeal dismissed (3/21/15/010)

Extension to enlarge bedroom, lounge and provide bathroom and study (resubmission of 3/26/15/010) at 55 Cleeve Park, Cleeve, Old Cleeve – planning appeal dismissed.

The meeting closed at 7.45pm