

PLANNING COMMITTEE

Minutes of the Meeting held on 28 March 2013 at 4.30 pm

Present:

Councillor A F Knight	Chairman
Councillor I Melhuish	Vice Chairman
Councillor A P Hadley	Councillor B Heywood
Councillor E May	Councillor K M Mills
Councillor C Morgan	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
Committee Administrator - Linda Bulpin
Legal Advisor - Roy Pinney - Mendip D C

The Chairman advised the Committee Members that owing to the number of people in the Chamber for this meeting the two applications for Minehead would be dealt with first.

P195 Apologies for Absence

Apologies for absences were received from Councillor A M Chick and Councillor G S Dowding

P196 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 28 February 2013 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor K H Turner and seconded by Councillor E May and all present voted in favour.

P197 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
Cllr K H Turner	P200	3/06/13/002	Beech Tree Farm, Wiveliscombe	Parish Council
All Councillors	P200	3/21/12/127	Land at Woodcombe Lane, Minehead	Applicants Agent
All Councillors	P200	3/21/12/127	Land at Woodcombe Lane, Minehead	Objectors

P198 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr A Trollope-Bellew	P200	3/06/13/002	Personal – Lord of the Manor	Spoke and Voted
Cllr A P Hadley	P200	3/21/12/127	Personal – Owns a Business in Minehead	Spoke and Voted

P199 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P200	3/21/12/127	Land at Woodcombe Lane	Mr B Lunt	Local Resident	Objecting

P200	3/21/12/127	Land at Woodcombe Lane	Mr D Warwick	Local Resident	Objecting
P200	3/21/12/127	Land at Woodcombe Lane	Mrs M Carter for Mrs C Nott	Local Resident	Objecting
P200	3/21/12/127	Land at Woodcombe Lane	Mr G Symons	Local Resident	Objecting
P200	3/21/12/127	Land at Woodcombe Lane	Mr S Farrar	Local Resident	Objecting
P200	3/21/12/127	Land at Woodcombe Lane	Mr L Jones	Agent's Representative	Supporting
P200	3/21/13/014	Land Adj to Green Hollow, Woodcombe	Mr R Robinson	Local Resident	Objecting
P200	3/21/13/014	Land Adj to Green Hollow, Woodcombe	Mrs R Hanger	Local Resident	Objecting
P200	3/21/13/014	Land Adj to Green Hollow, Woodcombe	Mr J Bent for Mr B Knott	Local Resident	Objecting
P200	3/21/13/014	Land Adj to Green Hollow, Woodcombe	Rev D Olive	Local Resident	Objecting
P200	3/21/13/014	Land Adj to Green Hollow, Woodcombe	Mr T Connolly	Applicant	Supporting
P200	3/06/13/002	Beech Tree Farm, Wiveliscombe	Mr C Giddings	Local Resident	Supporting
P200	3/06/13/002	Beech Tree Farm, Wiveliscombe	Mr C Chamberlain	Applicant	Supporting

P200 Town and Country Planning Act 1990 and Other Matters

Report Ten of the Planning Team dated 20 March 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 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

3/21/12/127 Land at Woodcombe Lane, Minehead

Demolition of Derelict Hut and Erection of Two Detached Dwellings

AGREED that Planning Permission be GRANTED conditions as in Planning Report.

Committee's Consideration

The Development Boundary Limit for Minehead

The impact of the proposed development on the Conservation Area
Local Plan Policies

The importance of this area of land as an Open Space

The impact of this development on 18th century historical features in the area

The requirements of National Planning Policy Framework

The design of the proposed houses

3/21/13/014 Land Adjacent to Green Hollow, Woodcombe, Minehead

Erection of Detached Four Bedroom Dwelling

AGREED that Planning Permission be REFUSED.

Reasons for Refusal as in Planning Report.

Committee's Consideration:

Size and massing of the proposed development

3/06/13/002 Beech Tree Farm, Wiveliscombe

Provision of Two Holiday cabins on the Site of a Former Steel Framed Agricultural Building.

RESOLVED that Planning Permission be GRANTED.

Reason For Grant

The proposed provision of holiday cabins is, on balance, considered an acceptable form of development in this relatively secluded location. Policy 23 of the Somerset and Exmoor National Park Structure Plan Review promotes the concept of the provision of tourism development in the countryside as part of farm diversification. In this case the proposal is considered compatible with the rural location and is acceptable

Conditions to include:

- 1) Standard time limit condition
- 2) Materials
- 3) Cabins limited to holiday use only
- 4) Landscaping
- 5) Details of Parking layout

Committee's Consideration

Sustainable development in this area
Landscaping issues

P201 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.

P202 Delegated Decision List

The Planning Manager answered any questions arising from the report.

P203 Appeals Lodged

Appellant	Proposal and Site	Process
Mrs Green	The Flat, The Wheelhouse Restaurant, The Avenue, Minehead Replacement of Existing Timber Windows with PVCu Windows	Written Reps

P204 Appeals Decided

Appellant	Proposal and Site	Decision
Mr C Jones	Coastal 4 x 4 Bilbrook Garage, Minehead Road Residential Redevelopment Creating 4 No Semi- Detached Cottages	Dismissed 18/02/2013

The meeting closed at 7.05 pm