

## PLANNING COMMITTEE

### Minutes of the Meeting held on 28 May 2015 at 4.30 pm

#### Present:

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

Councillor D Archer  
Councillor G S Dowding  
Councillor S Y Goss  
Councillor A P Hadley  
Councillor B Heywood

Councillor K H Turner  
Councillor C Morgan  
Councillor P H Murphy  
Councillor J Parbrook  
Councillor K H Turner  
Councillor R Woods

#### Officers in Attendance:

Area Planning Manager – Bryn Kitching  
Major Applications Co-ordinator – John Burton  
Assistant Director Planning and Environment – Tim Burton  
Committee Administrator – Tracey Meadows  
Legal Advisor –Martin Evans - Mendip DC

#### Also Present

Matthew Morris – GVA Independent Retail Consultant

#### **P226 Apologies for Absence**

There were apologies for absence from Councillors I Aldridge and T Hall.

#### **P227 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 23 April 2015 circulated at the meeting be confirmed as a correct record. All Councillors who were present at this meeting voted in favour.

#### **P228 Declarations of Lobbying**

Name	Min No	Ref No.	Application	Persons Lobbying
All Cllrs declared that they had received correspondence from Lidl	P230	3/21/15/005	Former Aqua splash site	In favour

#### **P229 Declarations of Interest**

Name	Min No	Ref No.	Personal of Prejudicial	Action Taken
Cllr A Hadley	P230	3/21/15/005	Prejudicial – owns a convenience store in the town.	Withdrew from the meeting
Cllr B Maitland-Walker	P230	3/21/15/005	Personal – same name as the Solicitors for the applicant, no relation.	Spoke and Voted
Cllr Pugsley	P230	3/21/15/005	Personal – wife knows a member of staff.	Spoke and Voted

## **P230 Public Participation**

<b>Min No.</b>	<b>Reference No.</b>	<b>Application</b>	<b>Name</b>	<b>Position</b>	<b>Stance</b>
P231	3/21/15/005	Former Aqua Splash site	Mr Rainey	Agent on behalf of Retailers in the town	Objector
P231	3/21/15/005	Former Aqua Splash site	Mrs Lorimer	Local Resident	In favour
P231	3/21/15/005	Former Aqua Splash site	Mr Mitchell	Agent on behalf of Applicant	In favour
P231	3/21/15/005	Former Aqua Splash site	Mr McGuinness	Local Resident	In favour
P231	3/21/15/034	Land at Ellicombe Meadow	Mrs Lorimer	Local Resident	Objector

## **P231 Town and Country Planning Act 1990 and Other Matters**

Report Ten of the Planning Team dated 23 April 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**

**3/21/15/005      Former Aquasplash Site, Seaward Way, Minehead**  
Erection of new neighborhood foodstore with associated car parking

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

- This new food store would have a significant impact on trading conditions in the town due to the shift to out of town developments.

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

- The emphasis on what this food store can provide to the town with a variety of choice of food/goods at a low cost.
- This development is an improvement on the eyesore that is there at present. There is a vast amount of support for this development.
- Development would bring absentee's shoppers back to Minehead instead of going to Taunton for their weekly shop.

Councillor C Morgan proposed and Councillor K Turner seconded a motion that planning permission be **GRANTED** in accordance with the Officer's recommendation.

The motion was carried.

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

**3/21/15/034**      **Land at Ellicombe Meadow, Minehead**

Proposed residential development of eight semi-detached dwellings (plots 23, 23A, 24, 24A, 25, 25A, 26 & 26A) and nine affordable flats (plots 5 to 12A) together with vehicular parkin, access and associated infrastructure (resubmission of 3/21/14/086)

**Objections raised by the speaker included:**

- Residents did not know that this was coming back to the Planning Committee.
- The tall hedge is pruned in winter making the house visible from the lane. There are no guarantees that the hedge will be retained.
- The view to the sea will be changed, with properties shoe horned into this piece of land.
- The integrity of the builders need to be questioned.

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

- Views are not a material consideration.
- The homes were not in keeping with the area.
- Ownership of the boundary to maintain the hedge.
- Should be affordable housing on site.
- Over development of area.

Councillor K Turner proposed and Councillor C Morgan seconded a motion that planning permission be **GRANTED** in accordance with Officers recommendations.

**P232**      **Exmoor National Park Matters**

Councillor S Pugsley reported on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

**Applications**

- 1) Proposed bar/function room area altering existing ground floor of west wing, glazing in inner external courtyard including changes to staircase positions, demolition of old skittle alley with excavation to form store/laundry area together with a tunnel linking the external courtyard to inner underground store room (Full) – The Luttrell Arms Hotel, 32 High Street, Dunster, Minehead, Somerset.
- 2) Proposed extension and alterations to house to include extension to dining room, raising height of existing concrete block walls, alteration of garage/store roof to enable better access and the retrospective installation of a new stainless steel flue (Householder) – Barle House, Sparrows Lane, Withypool, Minehead, Somerset.
- 3) Proposed retention of existing access gate, dry stone walling and the removal of existing steel structure and concrete slab (Retrospective)(Full) – New Mill Quarry, Luxborough to Roadwater Road, Luxborough, Somerset.

**P233 Delegated Decision List**

The Planning Manager answered questions from the report.

**P234 Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Appeal Type</b>
	Erection of single storey extensions to south west elevation (front) and North east elevation (rear) at Higher Thornes Farm, Lower Weacombe, TA4 4ED – Awaiting decision, will bring back to Committee.	Written reps

**P235 Appeals Decided**

**Proposal and Site**

Siting of mobile home to be used as an Equestrian/agricultural/forestry Workers dwelling at Red Park Equestrian Centre, Egrove Way, Williton Industrial Estate, Williton TA4 4TB

**Outcome**

Enforcement Appeal and Planning Appeal allowed and costs awarded to the appellant.

The meeting closed at 6.50pm