

## PLANNING COMMITTEE

### Minutes of the Meeting held on 28 June at 4.30 pm

#### **Present:-**

Councillor A F Knight .....	Chairman
Councillor I Melhuish .....	Vice Chairman
Councillor A M Chick	Councillor G S Dowding
Councillor A P Hadley	Councillor B Heywood
Councillor E May	Councillor K M Mills
Councillor C Morgan	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  
Principal Planning Officer - Elizabeth Peeks  
Principal Planning Officer - Chris Pulsford  
Housing Enabling Officer - Heather Crockford  
Committee Administrator - Linda Bulpin  
Legal Advisor – Roy Pinney - Mendip D C

#### **P112 Apologies for Absence**

Apologies for absence were received from Councillor S Pugsley.

#### **P113 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on the 31 May 2012 - circulated with the Agenda be confirmed as a correct record following the amendment to Cllr K Mill's Declaration of Lobbying from supporters to objectors.

#### **P114 Declarations of Lobbying**

<b>Name</b>	<b>Min No</b>	<b>Ref No</b>	<b>Application</b>	<b>Persons Lobbying</b>
All Councillors	117	3/17/12/002	West Shute Farm, Huish Champflower	Supporters
All Councillors	117	3/28/12/002	Land to the East of Capton Road, Sampford Brett	Supporters
Cllr S Dowding	117	3/10/12/003	Land Parallel To Railway Line from Dunster to Blue Anchor	Objectors
Cllr S Dowding	117	3/17/12/002	West Shute Farm, Huish Champflower	Objectors
Cllr M Smith	117	3/17/12/003	West Shute Farm, Huish Champflower	Applicant

#### **P115 Declarations of Interest**

<b>Name</b>	<b>Min No</b>	<b>Ref No.</b>	<b>Personal or Prejudicial</b>	<b>Action Taken</b>
Cllr M Smith	117	3/10/12/003	Personal - Member of Forum 21	Spoke and Voted

#### **P116 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
117	3/10/12/003	Land Parallel To Railway Line from Dunster to Blue Anchor	Ms R White	Chalet Owner	Objecting
117	3/10/12/003	Land Parallel To Railway Line from Dunster to Blue Anchor	Mr J Ratcliffe	Chalet Owner	Objecting
117	3/10/12/003	Land Parallel To Railway Line from Dunster to Blue Anchor	Mrs J Mapledoram	Local Resident	Supporting
117	3/10/12/003	Land Parallel To Railway Line from Dunster to Blue Anchor	Mr P Butcher	Minehead Cycle Club	Supporting
117	3/10/12/003	Land Parallel To Railway Line from Dunster to Blue Anchor	Mr B Butcher	Forum 21	Supporting
117	3/17/12002	West Shute Farm, Huish Champflower	Ms H Ward	First Ecology	Supporting
117	3/17/12002	West Shute Farm, Huish Champflower	Mr Phillips	Local Resident	Objecting
117	3/17/12002	West Shute Farm, Huish Champflower	Mr Bates	Local Resident	Objecting
117	3/17/12002	West Shute Farm, Huish Champflower	Mr R Hendy	Local Resident	Supporting
117	3/17/12002	West Shute Farm, Huish Champflower	Mr A Howard	Agent	Supporting
117	3/17/12002	West Shute Farm, Huish Champflower	Miss V Bowden	Applicant	Supporting
117	3/28/12/002	Land to the East of Capton Road, Sampford Brett	Mr C Draper	Local Resident	Objecting
117	3/28/12/002	Land to the East of Capton Road, Sampford Brett	Mrs J Swan	Chair of PC	Objecting
117	3/28/12/002	Land to the East of Capton Road, Sampford Brett	Miss L McGlynn	Local Resident	Objecting

## **P117 Town and Country Planning Act 1990 and Other Matters**

Report of the Planning Team dated the 20 June 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**

**3/10/12/003**      **Land Parallel To Railway Line from Dunster to Blue Anchor**  
Change of Use of Land to National Cycle Network. Steam Coast Trail Between Dunster Beach and Blue Anchor

**RESOLVED** that a decision of APPROVAL be delegated to the Planning Manager to apply the appropriate conditions on the Decision Notice, for the following reason:

### **Reason for Grant**

The principle of the provision of a cycle track is acceptable and in general accordance with Planning Policies. Having regard to the nature of the highway and low traffic speeds at the mean of access in Blue Anchor it is considered that the access point to the cycle track is acceptable. It is considered that the highway safety concerns are outweighed having regard to the wider benefits associated with the scheme and the benefits associated with reducing the need for cyclists to travel along the highway.

### Committee's Consideration:

The possible impact of this development on the chalet residents  
Possible highway safety implications  
Possible coastal erosion  
Proximity of the proposed access to the level crossing  
Traffic speeds at Blue Anchor  
Benefits associated with providing a cycle track

### **3/17/12/002 West Shute Farm, Huish Champflower**

Construction of Carbon Zero Earth Shelter Dwelling and Bio-Diversity Upgrade Plus Installation of Solar Panels on Roof of Existing Barn

**AGREED** that Planning Permission be REFUSED for the reasons given in the Planning Report.

### Committee's Consideration:

The sustainability of this enterprise  
Whether there was an essential need for a dwelling to support the agricultural operations  
Design of the dwelling

Owing to the number of people in the Chamber with regard to Application 3/28/12/002 the Chairman amended the running order so this application was dealt with next.

### **3/28/12/002 Land to the East of Capton Road, Sampford Brett**

Construction of Six Houses, Two of which to be Affordable, Four to be Open Market, Together with Associated Estate Road

**AGREED** that Planning Permission be REFUSED for the reasons given in the Planning Report.

### Committee's Consideration:

Lack of Housing Needs Survey  
No identified Affordable Housing need  
No identified housing need in Sampford Brett  
Highway safety implications  
Sustainability issues  
Residential Amenity  
Planning Obligations  
Lack of Wildlife Survey

### **3/21/12/055 Various Locations Around Mart Road, Minehead**

Display of Eight No-Illuminated Directional Signs for Businesses in the Minehead Enterprise Centre

**AGREED** that a decision of APPROVAL be delegated to the Planning Manager to deal with any issue that arise as through the remainder of the consultation period.

**3/28/12/001 Land Adjacent to Thornes Farm, West Quantoxhead**  
Change of Use and Conversion of Equestrian/Domestic Store to Equestrian Manager's Dwelling; Siting of Temporary Mobile Home for Duration of Conversion Works; and Change of Use of Buildings and Land for Dual Agricultural and Equestrian Use.

APPLICATION WITHDRAWN PRIOR TO GOING TO COMMITTEE

**3/39/12/010 Smithyard, Washford Hill, Five Bells, Watchet**  
Change Of Use Of Part Of Lorry Park To Self Storage And The Placing Thereon Of Around 38 Container (Resubmission Of 3/39/11/038)

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

Committee's Consideration

Highway Authority Comments

Colour of the Storage Containers

The need for the height of Storage Containers to be controlled

The need for the number of Storage Containers on site to be controlled

**3/39/12/011 Smithyard, Washford Hill, Five Bells, Watchet**  
Change of Use of Unit 1 to Bus/Car Repairs (B2), Unit 3 and Area at Rear to Car Breaker (Sui Generis)(Retrospective) – (Resubmission of 3/39/11/039)

**AGREED** that planning permission be GRANTED conditions as in Planning Report

Committee's Consideration

Highway Authority Comments

Possible employment opportunities

**3/39/12/012 Smithyard, Washford Hill, Five Bells, Watchet**  
Installation of Roller Shutter Door and Two Personnel/Doors to Existing Industrial Building. Placing and Bolting Down on Pre-Fabricated Spray Booth to Existing Concrete Hardstanding (Resubmission of 3/39/11/040)

**AGREED** that planning permission be GRANTED conditions as in Planning Report

Committee's Consideration

Highway Authority Comments (In response the Planning Manager stated that he would contact the Highway Authority with regard to the replies they have made on recent planning applications).

**3/37/11/013 & 3/37/11/027 Churchill Way, Watchet**  
Deed Of Variation

**AGREED** that a decision of APPROVAL be delegated to the Planning Manager to finalise the details of the Deed of Variation.

**P118 Exmoor National Park Matters**

In the absence of Cllr S Pugsley the Chairman updated Members on the matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee.

**P119 Delegated Decision List**

The Planning Manager answered any questions arising from the report.

**P120 Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Type</b>
Mr C Drewett Ms V Bowden Major G Bowden	West Shute Farm Siting and Residential Use of a Mobile Home	Hearing
Mr K Redding-Thomas	The Georgian House, 28 Swain Street, Watchet Erection of Two Wall Lights	Written Reps
J Vickery	Land Rear Of 27 Blenheim Road, Minehead Proposed One and a Half Storey New Dwelling Including Demolition and Replacement of Existing Garage and Demolition of Existing Wall	Written Reps

**P121 Appeals Decided**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Decision</b>
Mr & Mrs Bryant	Shurton Inn, Shurton, Stogursey COU From Public House to Residential Dwelling	Dismissed 23/05/2012

There being no other business the meeting closed at 7.40 pm