

PLANNING COMMITTEE

Minutes of the Meeting held on 28 June 2018 at 4.30 pm

Present:

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

Councillor I Aldridge
Councillor S Dowding
Councillor B Heywood
Councillor I Jones
Councillor A Kingston-James

Councillor K Mills
Councillor P Murphy
Councillor J Parbrook
Councillor K Turner
Councillor T Venner
Councillor R Woods

Officers in Attendance:

Planning Officer (Conservation) – Liz Peeks
Planning Manager – Bryn Kitching
Planning Officer – Sue Keal
Legal Advisor – Brian Convery – Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P9 Apologies for absence

There were apologies for absence from Councillors S Goss and C Morgan

Councillor Dowding arrived at 5.35pm

P10 Declarations of Interest or Lobbying

Councillor T Venner declared that he had voted against the previous application for Dunster Close, application No. 3/21/18/026, he declared that he would keep an open mind on this application. Councillors P Murphy and R Woods declared that they had been lobbied for and against application No. 3/37/17/030. Councillor J Parbrook declared that she had been lobbied on application No. 3/21/18/026. She also declared a prejudicial Interest on application No. 3/37/17/030 as her grandson's mother was a director of the applicant. She declared that she would leave the room whilst the application was being discussed and voted on. Councillor R Woods declared an historic personal interest on application No. 3/21/18/026.

P11 Public Participation

Min	Reference	Application	Name	Position	Stance
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No.	No.				
P12	3/07/18/004	Erection of glazed link, tow storey extension and double garage. Leigh Mill Farm, Leigh Lane, Stogumber, Taunton	James Lyfield	Architect	Infavour
P12	3/07/18/005	Erection of glazed link, two storey extension and internal alterations together with alterations to the vehicular access and outhouse. Leigh Mill Farm, Leigh Lane, Stogumber, Taunton	James Lyfield	Architect	Infavour
P12	3/18/18/001	Erection of a yurt on decking area with mobile shower/toilet facility for use as a holiday let. Alfoxton Cottage, Pardlestone Lane, Kilve	Mr S Moffatt	Applicant	Infavour
P12	3/21/18/012	Installation of a flue cube chimney cowl. Drop Anchor, 37 Quay Street, Minehead			
P12	3/21/18/026	Demolition of bungalow and erection of 6-bed bungalow as assisted living unit to Dene Lodge Nursing Home with associated car parking (amended scheme to 3/21/17/025) 19 Dunster Close, Minehead	Mrs Green Mr Padfield Ms Worth	Neighbours	Objecting
P12	3/37/17/030	Replacement of buildings with the erection of 5 No. self-catering holiday pods, a	Justin Blundell	Western Power Distribution	

		gallery (Class D1), ancillary offices, workshops/studios (Class B1), Marina offices and ancillary WC and restaurant (Class A3) with upgrades to costal path. East Quay Site, Harbour Road, Watchet	Jess Prendergast Mr A Davey Cllr Irven, Mr Frowde	Onion Collective Contains Art Chairman on behalf of Watchet Town Council and Watchet Coastal Communities as a Director Head Teacher, Knights Templar Church School, Watchet	
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P12 Town and Country Planning Act 1990 and Other Matters

Report two of the Planning Team dated 20 June 2018 (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

3/07/18/004 – Erection of glazed link, two storey extension and double garage. Leigh Mill Farm, Stogumber

Reference Location, Proposal, Debate and Decision

3/07/18/005 – Erection of glazed link, two storey extension and internal alterations together with alterations to the vehicular access and outhouse. Leigh Mill Farm, Stogumber

Comments by members of the public;

- This was an amended scheme to bring this Listed Building up to the 20 Century living;
- Proposal was now more subservient to original building;
- The amount of glazing has been reduced so that there was not as much impact on the wildlife in the vicinity;

The Member's debate centred on the following issues;

- Properties now has to be fit for 21 Century living;
- This application brings a redundant building back into use;
- Concerns with the light emitting at night affecting the bats;

Councillor K Mills proposed and Councillor B Heywood seconded a motion that both applications be **Approved**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/18/18/001 – Erection of a yurt on decking area with mobile shower/toilet facility for use as a holiday let. Alfoxton Cottage, Pardlestone Lane, Kilve

Comments by members of the public;

- The Yurt supports income;
- Zero lasting impact;
- Not a permanent structure;
- The yurt was located in a corner of a paddock;
- Additional screening would be provided to screen this from the highway;
- Local support for this has been given;
- The bridleway access to the yurt has not been maintained by Somerset County Council, this has been done by ourselves;
- Small scale buildings like this should be encouraged to bring in funding for the local community;

The Member's debate centred on the following issues;

- Concerns with the disposal of waste to the relevant drains;
- Regard should be given to the ANOB;
- Concerns with development in the open countryside;
- Fire risk;
- Impact on the landscape;

- This was not a permanent structure, so was acceptable in the open countryside;

Councillor B Heywood proposed and Councillor K Turner seconded a motion that the application be **Refused**

The **motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/21/18/012 – Installation of a flue cube chimney cowl. Drop Anchor, 37 Quay Street, Minehead

The Member's debate centred on the following issues;

- The changing of both chimney pots would not look unbalanced;
- All the chimney pots on the buildings are different;
- Living building, you really need to look to see the chimney pot;
- The building was in a Conservation area and we had a duty to protect it;
- The chimney cowl would change the character of the area;
- Applicant needs to look at other options;

Councillor I Aldridge proposed and Councillor T Venner seconded a motion that the application be **Refused**

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/18/026 – Demolition of bungalow and erection of 6-bed bungalow as assisted living unit annexe to Dene Lodge Nursing Home with associated car parking (amended scheme to 3/21/17/025) 19 Dunster Close

Comments by members of the public;

- Concerns with the maintenance of the hedge;
- Concerns with the broken wooden fence;
- Out of keeping with the area;
- Previous planning permission conditions were broken;
- No turning area for vehicles;
- Residents in the close were mainly elderly;

- The proposed Laurel hedge would not stop public and staff entering the property;
- The bungalow does not need to be demolished;
- Concerns with the impact on the whole area;

The Member's debate centred on the following issues;

- Concerns with the breach of planning conditions;
- Laurel hedge should be replaced by a closed board fence;
- Insufficient parking;
- Concerns with pedestrian access to Bircham Road;
- Insufficient turning space for emergency services getting on to the site;
- Untidy site;
- Over development of the site in a residential area;
- Development inappropriate for this site;
- Property would deteriorate if left;
- The finish of the property;

Councillor K Turner proposed and Councillor J Parbrook seconded a motion that the application be **Approved** with conditions for delegated powers to be given to the Area Planning Manager to approve the proposal subject to;

- 5 parking spaces to be provided;
- Building to have a brick finish;
- A fence to be erected to close the access from Dunster Close prior to work commencing on the site;

The **motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/37/17/030 – Replacement of buildings with the erection of 5 No. self-catering holiday pods, a gallery (Class D1), ancillary offices, workshops/studios (Class B1), Marina offices and ancillary wc and restaurant (Class A3) with upgrades to costal path. East Quay Site, Harbour Road, Watchet

Comments by members of the public;

- Concerns that access to the Western Power site would be restricted;
- Concerns with trees over the cables once the development was completed;
- Development would enhance the town;
- The development would return paper making to Watchet;
- Promotes the needs of the area;

- Additional employment and economic value;
- Innovative modern design that complements the area;
- Development has widespread support;
- Amazing opportunity for tourism and employment;
- Development would bring cultural enrichment to West Somerset;
- Development was ambitious and enriching;
- Workshops space and valuable space for arts would be provided;
- A fitting hub for arts facilities;
- Would enable children to express their skills and creativity;
- The whole community would benefit from this development;
- Development would put Watchet back on the map;

The Member's debate centred on the following issues;

- This scheme struck the right chord for Watchet;
- An Inspirational development;
- Concerns from the residents regarding the stability of site on the East Quay;

Councillor I Aldridge proposed and Councillor P Murphy seconded a motion that the application be **Approved**

P13 Exmoor National Park Matters

Councillor B Heywood reported that there were no matters relating to West Somerset considered at the meeting on 7 June 2018 of the Exmoor National Park Planning Committee.

P14 Delegated Decision List

Questions were raised and answered.

P15 Appeals Decided

Appeal against the refusal of the erection of 1 (no.) dwelling with detached house and associated works at Magnolia House, Abbey Road, Washford, TA23 0PR – appeal dismissed. (Application no. 3/26/17/017).

Appeal against the refusal of an outline application with all matters reserved, except for means of access, for the erection of 5 (no.) dwellings and associated works on land adjacent to Garlands, Withycombe Lane, Withycombe, Minehead, TA24 6RF – appeal allowed. (Application no. 3/05/17/016).

Appeal against the refusal of an outline application with all matters reserved, except for means of access, for the erection of 1 (no.) dwelling in the garden to the rear of 22 Whitecroft, Williton – appeal dismissed. (Application no. 3/39/17/014).

Appeal against the refusal of the erection of 1 (no.) dwelling and associated works at Combe Water, 29 Manor Road, Alcombe, Minehead – appeal allowed (Application no. 3/21/17/091).

The meeting closed at 7.18pm