

PLANNING COMMITTEE

Minutes of the Meeting held on 28 September 2017 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor S Dowding
Councillor S Goss
Councillor B Heywood
Councillor I Jones
Councillor K Mills

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

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Principle Planning Officer – John Burton
Planning Officer (Conservation) – Elizabeth Peeks
Legal Advisor – Nick Hill – Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P35 Apologies for absence

There were apologies for absence from Councillors Aldridge and Kingston-James

P36 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 31 August 2017 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor Turner, seconded by Councillor Woods

The **motion** was carried.

P37 Declarations of Interest or Lobbying

Councillor Morgan declared a personal interest on application No. 3/18/17/006, he declared that he had rented land for grazing horses on the site many years ago. Councillors Venner and Mills declared personal interests on application No. 3/21/17/063 as they knew the owners of the property. Councillor Murphy declared a personal interest on application No. 3/21/17/089 as he knew one of the speakers.

P38 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P39	3/18/17/006	Outline planning application with all matters reserved for the erection of 2 No. dwellings with formation of access and parking	Mr M Walton Mr M Bellamy Mr C Wayne Mr N Furse	Traffic Officer Applicant Agent	Objection Infavour Infavour Infavour

		(resubmission of 3/18/17/001). A Winters Tale, Sea Lane, Kilve			
P39	3/21/17/063	Change of use of forecourt for local produce market stalls and part of ground floor to be used as community café. Old Minehead Hospital, 5 The Avenue, Minehead			
P39	3/21/17/089	Outline application with all matters reserved, except for means of access, for the erection of 1 No. dwelling and associated works within the garden. 1 Periton Way, Minehead	Kathrine See Mr C Riley Mr Nigel Furse	Agent	Objecting Objecting Infavour
P39	3/21/17/091	Erection of 1 No. dwelling and associated works. Combe Water, 29 Manor Road, Alcombe, Minehead			
P39	3/26/17/014	Erection of 10 No. single storey self-storage units and relocation of car parking. The Works, Old Cleeve, Minehead	Mr P Gannon Mr G Williams	Old Cleeve Parish Council Neighbour	 Infavour

P39 Town and Country Planning Act 1990 and Other Matters

Report five of the Planning Team dated 20 September 2017 (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**

3/18/17/006 – Outline planning application with all matters reserved for the erection of 2 No. dwellings with formation of access and parking (resubmission of 3/18/17/001). A Winters Tale, Sea Lane, Kilve, Bridgwater

Comments by members of the public;

- Unsafe access onto a single track road;
- Lack of pedestrian safety;
- Infilling;
- Lack of respect to the character of the area;
- Potential flood risk further down Sea Lane;
- Site was well located for Community Services;
- No accidents with pedestrians, cyclists or other recorded along Sea Lane in 18 years;
- There are 20 properties on Sea Lane all with a road frontage of 25 metres;
- Established native trees in the area which block the view to the dwelling;
- This was a small scale development with a smaller impact on the site;
- There was a commitment through the new Local Plan to provide properties in small villages;

The Member's debate centred on the following issues;

- Busy lane not safe for pedestrian access;
- Hedge needed cutting back for greater visibility;
- Flooding and run off issues;
- Access and viability issues;
- Properties need to be built to keep small villages alive;
- Development was not on the correct site;

Councillor Heywood proposed and Councillor Goss seconded a motion that the application be **Refused**

Reason

The proposed development is not well related to the existing essential services and community facilities, there is no safe and easy pedestrian access to the essential services and community facilities and the proposal does not complement the environment and character of the existing settlement. As such the proposed development would be contrary to policy SV1.4.A,B and C and policy NH214 of the West Somerset Local Plan to 2032

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/21/17/063– Change of use of forecourt for local produce market stalls and part of ground floor to be used a community café. Old Minehead Hospital, 5 The Avenue, Minehead

The Member's debate centred on the following issues;

- The Market stalls would bring economic vitality to the area;

- Concerns with the effects on other businesses in the area;
- Essential that the stalls were not detrimental to the Listed Building;
- Concerns with Sunday trading so near the Church and residential properties;
- Concerns with increased traffic in the area;

Councillor Turner proposed and Councillor Heywood seconded a motion that the application be **Approved**

The **motion** was carried

3/21/17/089 – Outline application with all matters reserved, except for means of access, for the erection of 1 No. dwelling and associated works within the garden. 1 Periton Way, Minehead

The Member's debate centred on the following issues;

- Perfect site in a perfect location;

Councillor Mills proposed and Councillor Morgan seconded a motion that the application be **Approved** with an amendment to condition 3

The **motion** was carried.

Application No. 3/21/17/091 – Erection of 1 No. dwelling and associated works, Combe Water, 29 Manor Road, Alcombe, Minehead

Comments by members of the public;

- Concerned that this was a single track road with limited access for emergency vehicles;
- Concerns with safety for residents on Manor Road;
- Development crammed into an area that was previously a garage;
- One more development would not increase traffic flow to the area. Nursing home and youth hostel were all using Manor Road;
- Site was in flood zone 1, so low risk of flooding on site;

The Member's debate centred on the following issues;

- Development not in keeping with the area;
- Traffic problems cannot be solved on this site;
- Access;
- Concerns with the design element;
- No objections raised by Highways Authority;
- Concerns with flooding on the road from the sheep dip opposite;

Councillor Maitland-Walker proposed and Councillor Turner seconded a motion that the application be **Refused**.

Reason

The proposed development is not well related to existing services and community facilities. With a restricted carriageway width due to on-street parking and no suitable pavements in the area, pedestrians would need to walk in the middle of the

road. There is therefore no safe and easy pedestrian access to the services and facilities. The proposal would therefore be likely to lead to an increase in the use of private motor vehicles along a road that is already heavily used, contrary to the spirit of sustainability. Also, the properties in the immediate vicinity and so would have an adverse visual impact upon the character and appearance of the street scene. As such the proposed development would be contrary to policies SC1.4 and NH13 of the West Somerset Local Plan to 2032.

The **motion** was carried.

Application No. 3/26/17/014 – Erection of 10 No. single storey self-storage units and relocation of car park

Comments by members of the public;

- These premises were in open Country side;
- The only benefits to this development was for employment;
- Site has flooded on several occasions;
- Concerns with car parking issues;
- Screening of the site to be kept by existing trees;
- Speed limit to be operated on the site for general safety;
- General review of surface water within and around the site would be helpful;

The Member's debate centred on the following issues;

- Concerns with the increased traffic down the lane;
- Parking issues;
- Concerns that vehicles cannot egress forward from the site;

Councillor Maitland-Walker proposed and Councillor Woods seconded a motion that the application be **Deferred** for one month for a site visit.

The **motion** was carried

P40 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 5 September 2017 of the Exmoor National Park Planning Committee. This included:

6/15/17/101 - Proposed Farmhouse; detached garage including store; and associated works (replacement of existing temporary dwelling).

As per amended plans and additional information. Higher Weekfield Farm, Armour Lane, Exton, Dulverton

6/15/17/104 - Proposed extension (32.48m²). As per additional information 04.07.17 and amended plans 11.07.17. (Householder) The Meadows, Armour lane, Exton, Minehead

GDO 17/19 - Prior notification for proposed widening of existing track and entrance to woodland. (General Development Order) Yearnor Farm, Porlock, Somerset

6/27/17/117 - Proposed extension at first floor level to existing building to form bathroom. (Householder). 5 Bonds Row, Porlock, Somerset

P41 Delegated Decision List (replies from Officers are in italic)

No queries raised

P42 Appeals Lodged

Appeal against the refusal of listed building consent for the replacement of sash windows to slimlite double glazed sliding sash windows to the front elevation at 10, 10A and 10B The Parks, Minehead

P43 Appeals Decided

No appeals decided

The meeting closed at 6:56pm

DRAFT