

## PLANNING COMMITTEE

### Minutes of the Meeting held on 29 May 2014 at 4.30 pm

#### **Present:**

Councillor A F Knight ..... Chairman

Councillor G S Dowding  
Councillor B Heywood  
Councillor C Morgan  
Councillor L W Smith

Councillor A P Hadley  
Councillor K M Mills  
Councillor S J Pugsley

#### **Officers in Attendance:**

Assistant Director, Planning & Environment – Tim Burton  
Principal Planning Officer - Liz Peeks  
Planning Officer - Lisa Bullock  
Planning Assistant - Sue Keal  
Committee Administrator - Linda Bulpin  
Legal Advisor – Brian Convery - Mendip DC

#### **P120 Apologies for Absence**

There were apologies for absence from Councillor E May, Councillor I R Melhuish, Councillor D D Ross, Councillor M A Smith, Councillor K H Turner and Councillor A H Trollope-Bellew

#### **P121 Appointment of Vice-Chairman**

In the absence of the Vice Chairman it was proposed by Councillor C Morgan, seconded by Councillor A Hadley that Councillor K Mills be appointed as Vice-Chairman for this meeting. This was agreed on a show of hands.

#### **P122 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 24 April 2014 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor A Hadley seconded by Councillor S Pugsley and all present voted in favour.

#### **P123 Declarations of Lobbying**

| Name            | Min No | Ref No      | Application                        | Persons Lobbying |
|-----------------|--------|-------------|------------------------------------|------------------|
| Cllr A Knight   | P126   | 3/06/14/001 | Higher Beverton Farm, Brendon Hill | Supporters       |
| All Councillors | P126   | 3/26/14/009 | Land Off Blindwell Lane, Bilbrook  | Objectors        |

#### **P124 Declarations of Interest**

None

#### **P125 Public Participation**

| Min No. | Reference No. | Application                        | Name          | Position          | Stance     |
|---------|---------------|------------------------------------|---------------|-------------------|------------|
| P126    | 3/06/14/001   | Higher Beverton Farm, Brendon Hill | Ms L Grainger | Applicant's Agent | Supporting |
| P126    | 3/26/14/001   | Land off Blindwell Lane, Bilbrook  | Mr Channer    | Local Resident    | Objecting  |
| P126    | 3/26/14/001   | Land off Blindwell Lane, Bilbrook  | Mrs J Humber  | Withycombe PC     | Objecting  |
| P126    | 3/26/14/001   | Land off Blindwell Lane, Bilbrook  | Ms J Wick     | Local Resident    | Objecting  |

|      |             |                                   |               |                   |            |
|------|-------------|-----------------------------------|---------------|-------------------|------------|
| P126 | 3/26/14/001 | Land off Blindwell Lane, Bilbrook | Mr T Brookman | Applicant's Agent | Supporting |
| P126 | 3/26/14/001 | Land off Blindwell Lane, Bilbrook | Mr G Lock     | Applicant         | Supporting |

## **P126 Town and Country Planning Act 1990 and Other Matters**

Report One of the Planning Team dated 20 May 2014 (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**

**3/06/14/001      Higher Beverton Farm, Brendon Hill, Watchet, Somerset,**  
Erection of Entrance Gates and Brick Piers to Northern Access  
(Retrospective)

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

The design, height and colour of the Pillars and Gates  
The use of Red Bricks for the pillars

Councillor C Morgan proposed and B Heywood seconded a motion that the application be **REFUSED** in accordance with the Officer's recommendation.  
A majority of Members present **VOTED IN FAVOUR** of this motion.

It was further **AGREED** that Enforcement Action and legal proceedings to secure the reduction in height of the piers and removal of the gates so that they are no higher than 1m in height above the adjoining land level involving the service of the relevant Planning Contravention and Enforcement Notices, allowing 3 months for compliance, together with all necessary legal action including formal prosecution against the landowner to ensure full compliance with the requirements of said Notices. The reasons for serving the Enforcement Notice are substantively similar to the reasons recommended for refusing the planning application. It is further **AGREED** that the Planning Committee authorise that the service of an Enforcement Notice be held in abeyance for two months from the date of this Committee to allow the applicant the opportunity to voluntarily remedy the breach of planning control. Delegated authority was given to the Assistant Director to agree the final wording of the Enforcement Notice.

**3/26/14/009      Land off Blindwell Lane, Bilbrook, Somerset**  
Temporary Agricultural Worker's Dwelling, Agricultural Buildings And New Access Track

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

- Character and tranquillity of the area
- Highway safety
- The impact of HGV vehicles on the area
- The reliance on conditions to control this proposed development
- Temporary as a precursor to a permanent dwelling
- Size and scale of the proposed dwelling
- Proximity to Exmoor National Park

- Consistency with Planning Policy
- Experience, professionalism and strong desire to ensure a viable business is established

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

- Highway safety and road use
- Possible Hedgerow removal
- The colour of the proposed Mud Arks
- Size, scale and location of the proposed dwelling
- The implications of granting a three year temporary approval
- Development of a farming business in the open countryside
- Proximity to Exmoor National Park

Councillor A Hadley proposed and Cllr K Mills seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

A majority of Members present **VOTED IN FAVOUR** of this motion.

**3/37/14/003 Four Locations In Watchet**

To Install A CCTV System On Four Columns at Highbank, West Street Car Park, On The Esplanade Near Headlands House And The Memorial Ground (As Part Of A Public Space CCTV Surveillance System).

Councillor S Pugsley proposed and Cllr L Smith seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

A majority of Members present **VOTED IN FAVOUR** of this motion.

**P127 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. This included:

1) The proposed replacement of existing timber single glazed windows with double glazed UPVC windows, main entrance communal external doors and fire exit doors (including provision of screen and porch door to existing porch of House 33) (Full) – Hanover Court, Dulverton, Somerset

**P128 Delegated Decision List**

The Planning Team answered the various queries raised on the Delegated Decision List.

The meeting closed at 6.10 pm