

PLANNING COMMITTEE

Minutes of the Meeting held on 29 August 2013 at 4.30 pm

Present:

Councillor A F Knight	Chairman
Councillor I Melhuish	Vice Chairman
Councillor G S Dowding	Councillor A P Hadley
Councillor B Heywood	Councillor E May
Councillor S J Pugsley	Councillor D D Ross
Councillor L W Smith	Councillor A H Trollope-Bellew
Councillor K H Turner	

Officers in Attendance:

Deputy Planning Manager - Ken Taylor
Planning Officer - Michael Hicks
Committee Administrator - Linda Bulpin
Legal Advisor - Martin Evans - Mendip D C

P033 Apologies for Absence

There were apologies for absence from and Councillor K M Mills, Councillor C Morgan and Councillor M A Smith.

P034 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 25 July 2013 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor E May and seconded by Councillor K Turner and all present voted in favour.

P035 Declarations of Lobbying

None

P036 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr E May	P038	3/37/13/018	Personal – Previously worked for the Land Owner	Spoke and voted

P037 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P038	3/37/13/018	Land Adjoining Sea View Terrace, Watchet	Mrs Ing	Local Resident	Objecting
P038	3/37/13/018	Land Adjoining Sea View Terrace, Watchet	Mr S Smith	Local Resident	Objecting
P038	3/37/13/018	Land Adjoining Sea View Terrace, Watchet	Mr M Thomas	Applicant	Supporting

P038 Town and Country Planning Act 1990 and Other Matters

Report Four of the Planning Team dated 16 August 2013 (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**

3/37/13/057 **Land adjoining Sea View Terrace, Watchet,**
Erection Of Four Dwellings And Associated Garage Parking.

AGREED that the application be **APPROVED** subject to the inclusion of the following additional conditions.

12. No works shall be undertaken on site unless details for the provision of bicycle parking/storage been first submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details prior to the occupation of the dwellings hereby approved.

Reason: To ensure that sufficient provision of bicycle parking/storage is provided having regard to the provisions of Policies T/3 and T/8 of the West Somerset District Local Plan (2006).

13. No works shall be undertaken on site unless details of refuse storage has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the refuse storage has been provided in accordance with the details so approved, and shall thereafter be retained solely for this purpose.

Reason: In the interests of the appearance of the development and of the amenity and character of the area having regard to the provisions of Saved Policies BD/1 and BD/2 of the West Somerset District Local Plan (2006).

Committee's Consideration

Lack of S106 Money
Footprint of dwellings on existing Planning Permission
Height of the proposed dwellings
Possible over-looking implications and need for obscure glazing
Highway safety and parking in the area
Loss of trees/shrubs on the site

3/05/13/007 **Townsend Farm, Main Road, Carhampton, Minehead, TA24 6NH**
Internal And External Alterations Including The Demolition Of A Lean-To Roof

AGREED that the application be **APPROVED** conditions as in the Planning Report.

Committee's Consideration

The finish to the external walls on the roadside elevation

P039 **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.

P040 **Delegated Decision List**

The Deputy Planning Manager answered any questions arising from the report.

P041 Appeals Lodged

Appellant	Proposal and Site	Procedure
Mr A & Mrs C Richards	Coppers, Main Road, Dunster Consent To Do Works To A Tree With A Tree Preservation Order	Hearing

P042 Appeals Decided

Appellant	Proposal and Site	Decision
Mr P Stevens Ms M Roberts	Plash Farm, Lydeard St Lawrence Conversion of a Cowshed into a Dwelling	Dismissed 02/08/2013
Mrs K Green	The Flat, The Wheelhouse, 27 The Avenue, Minehead Replace Existing Timber Windows with PVCU Windows	Dismissed 05/08/2013
Mr & Mrs Watson	5 Whitehall, Watchet Two Storey Rear Extension	Dismissed 12/08/2013

The meeting closed at 5.40 pm