

PLANNING COMMITTEE

Minutes of the Meeting held on 29 September 2016 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor S Dowding
Councillor S Goss
Councillor A Hadley
Councillor B Heywood
Councillor I Jones

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

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Planning Officer (Conservation – Elizabeth Peeks
Legal Advisor Martin Evans - Mendip DC
Democratic Services Officer – Tracey Meadows

P34 Apologies for Absence

Apologies for absence were received for Councillor I Aldridge

P35 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 28 July 2016 circulated at the meeting be confirmed as a correct record with amendments to the declarations of interest or lobbying for Cllr C Morgan.

Proposed by Councillor S Goss and seconded by Councillor K Turner

The motion was carried.

P36 Declarations of Interest or Lobbying

Councillor Hadley declared a personal interest on application Nos. 3/21/15/113 and 3/21/15/114 he stated that he was part of a group that was considering renting space in the old hospital at one point. He stated that this was no longer the case. He also declared that he was one of many people who also signed a pledge of £20 towards supporting the hospital. Councillor Parbrook declared a personal interest on application Nos. 3/21/15/113 and 3/21/15/114. She declared that as the Mayor of Minehead she had meetings with the owner of the old hospital, not on planning issues but more to do with how the project has been progressing. Councillor Maitland-Walker declared a personal interest on application Nos. 3/21/15/113 and 3/21/15/114 she declared that she had been involved when the Minehead Development Trust that were looking at the building. She stated that she had not been involved with the building since it was purchased.

Councillor Venner declared a personal interest in application Nos. 3/21/15/113 and 3/21/15/114. He declared that he had written numerous letters in support of The Hub Project at the site, and had organised an on-site meeting with the Leader of Somerset County Council on two occasions and had written letters to all Local Authorities indicating his support for the Project. He declared that he would leave the room when the applications were debated and voted on. He also declared a Personal Interest on application No. 3/21/16/054 as he had personal dealings with the opticians. He also declared a Personal Interest on application No. 3/21/16/066 he stated that he had been in correspondence with the owners regarding the windows and the café below and the ventilation shaft and a few other things. He had also been in contact with the County and District Council and the Environment Agency regarding this application. Councillor Heywood declared a Personal Interest on application No. 3/21/16/054 as he had personal dealings with the opticians. Councillor Morgan declared that application No 3/32/16/008 was in his ward, he declared that he knew the application but not the applicant. Councillor Goss declared a prejudicial Interest on application No. 3/32/16/008 as she had been lobbied for and against this application. She declared that she would be speaking for the application to the Committee and would leave the room when the application was debated and voted on.

P37 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P37	3/32/16/008	Bona Vista, Knighton Lane, Stogursey, Bridgwater	Mrs Shaw	Applicant	In favour

P38 Town and Country Planning Act 1990 and Other Matters

Report four of the Planning Team dated 20 September 2016 (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

3/21/15/113 – The Old Hospital, The Avenue, Minehead. Chang of use from community hospital (Class C2) to community hub (Class D1), Assembly Room (Class D2), Café (Class A3) four apartments (Class C3), associated parking and public open space.

The member’s debate centred on the following issues:

- This was a bold plan with improvements not only to the street scene but the whole plot;

- This application would bring closure for a long running problem in Minehead;
- This was an exciting project that would enhance the high street of Minehead;
- This application would preserve the character of the listed building and would be an added improvement to the whole area;

Councillor Morgan proposed and Councillor Hadley seconded a motion that the application be **APPROVED**.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/15/114 – The Old Hospital, the Avenue, Minehead. Internal and external alterations in order to convert the existing hospital to a community hub with our residential apartments

The member's debate centred on the following issues:

- Concerns with the history of the building, and how the developers were going to tackle keeping the noise and heat in;
- Any repairs to the building were essential to be in keeping with the character and appearance of the historic usage of the building;

Councillor Morgan proposed and Councillor Dowding seconded a motion that the application be **APPROVED**.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/32/16/008 – Bona Vista, Knighton Lane, Stogursey. First floor extension to existing garage to provide annexe/ancillary accommodation to the main dwelling

Comments raised by the speaker included;

- As carers for an elderly couple, one with Dementia, there was not enough space in the existing bungalow for our family and friends to visit;
- The elderly couple still needed to keep their independence and privacy, the proposed first floor extension would provide them with that;
- The footprint of the garage had not changed only the height of the building;

The member's debate centred on the following issues:

- This was tantamount to a new dwelling in the countryside. The large extension detaches from the main dwelling. If planning permission was given what would stop the applicant developing the downstairs into a residential dwelling;
- The garage could be converted to a dwelling so that it would not have an impact on the surrounding buildings regarding overbearing;
- This was not the right solution for this location. Raising the garage to a two storey building was unacceptable;
- The proposed application needs to be subservient to the existing building;

- There was a need for ancillary accommodation at Bona Vista due to the ongoing care needs for the owners;

Councillor C Morgan proposed and Councillor K Turner seconded a motion that the application be **REFUSED** as per Officer Recommendation.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/16/054 – Cranmers, 12 Park Street, Minehead. Conversion of second floor and third floor loft rooms into 3 No. self-contained apartments

The member's debate centred on the following issues:

- Parking issues in Minehead;
- The application was in a conservation area;
- Concerns that there was not a fire escape for the top floor flat;

Councillor S Pugsley proposed and Councillor B Maitland-Walker seconded a motion that the application be **APPROVED**.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/16/066 – Friday Cottage, Friday Street, Minehead. Replace the existing single glazed painted timber windows on the street elevation with white double glazed UPVC

The member's debate centred on the following issues:

- The Historic character of the area needed to be preserved;
- The UPVC windows would be detrimental to the character of the area;

Councillor P Murphy proposed and Councillor R Woods seconded a motion that the application be **REFUSED** as per Officer Recommendation.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/21/16/081 – Fox Cottage, 21 The Hopcott, Hopcott Road, Minehead. Erection of balcony on the west elevation

The member's debate centred on the following issues:

- The addition of a balcony would enhance the street scene;
- Overlooking would be harmful to the residential amenity of neighbouring properties;

Councillor P Murphy proposed and Councillor T Venner seconded a motion that the application be **REFUSED** as per Officer Recommendation.

The motion was carried.

P39 Exmoor National Park Matters

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

- Reserve matters application in respect of the erection of an agricultural worker's dwelling (Reserve Matters) – Site at Higher Ford Farm, Withiel Florey, Wheddon Cross, Minehead. – Approved
- Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for proposed change of use of common room to residential unit of accommodation for staff (Full) – Pinkery Centre, Simonsbath, Minehead, Somerset. Approved
- 3 Appeal decisions –

Lynton Hospital, Lee Road, Lynton, Devon. Dismissed
Highercombe Farm, Dulverton. Dismissed
Hazery, Luxborough, Watchet. Allowed

P40 Delegated Decision List (replies from Officers are in italic)

9B King Edward Road, Minehead, Erection of single storey extension – why was this application refused? *This application was refused due to the size of the extension and over development of the site and loss of amenities. This was a large single storey extension.*

62 Hillview Road, Minehead, Application to carry out management works (crown-reduce by one third) to one oak tree included in West Somerset District Tree Preservation Order T/3/97 - why was this refused? *Officers felt that this was excessive works with no reason to support as the tree was healthy.*

P41 Appeals Lodged

Appeal against the refusal of the demolition of existing dwelling and erection of a replacement 3 bedroom dwelling to the rear of Woodhey at Grooms Cottage, Old Cleeve, TA24 6HQ (planning application 3/26/16/012).

Appeal against the erection of a detached two bedroom bungalow with associated parking within the garden area of North Hill View, Warren Road, Minehead, TA24 5SL (planning application 3/21/15/071).

Appeal against the refusal of the proposed residential development of 13 properties including associated landscaping, parking and a new vehicular and pedestrian access from Ellersdown Lane on land to the north of Ellersdown Lane, Brushford (planning application 3/04/15/004)

P42 Appeals Decided

3/26/15/013 – Erection of three bed house on land at Merry Oaks, Old Cleeve, Watchet – Appeal Dismissed.

3/26/16/007 – Erection of fence (retention of works already undertaken) at 9 Cleeve Park, Chapel Cleeve, Old Cleeve, Minehead – Appeal Allowed.

3/04/15/007 – Retention of mobile home for a temporary period as a rural workers dwelling in connection with the breeding and fibre production of alpacas and the breaking and training of heavy horses at Little Allshire, East Anstey, Tiverton, EX16 9JG – Appeal does not succeed and the enforcement notice is upheld.

3/02/15/002 – Construction of timber loading bay, new forestry tracks and the upgrading of existing forestry tracks on land at Cordings Cleeve, Brompton Ralph – Appeal Allowed and a full award of costs.

P43 Reserve date for site visit – Monday 31 October

P44 Date of next meeting – Thursday 3 November

The meeting closed at 6.40pm