

**PLANNING COMMITTEE**

**Minutes of the Meeting held on 30 January 2014 at 4.30 pm**

**Present:**

Councillor A F Knight .....	Chairman
Councillor I Melhuish .....	Vice Chairman
Councillor G S Dowding	Councillor E May
Councillor K M Mills	Councillor C Morgan
Councillor S J Pugsley	Councillor D D Ross
Councillor L W Smith	Councillor M A Smith
Councillor A H Trollope-Bellew	Councillor K H Turner

**Officers in Attendance:**

Assistant Director, Planning and Environment – Tim Burton  
 Planning Manager - Andrew Goodchild  
 Principal Planning Officer - Elizabeth Peeks  
 Planning Officer - Michael Hicks  
 Planning Assistant - Sue Keal  
 Housing Enabling Officer - Heather Crockford  
 Committee Administrator - Linda Bulpin  
 Legal Advisor - Martin Evans - Mendip DC

**P080 Apologies for Absence**

There were apologies for absence from Councillor A P Hadley and Councillor B Heywood.

**P081 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 12 December 2013 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor E May and seconded by Councillor S Pugsley and all present voted in favour.

**P082 Declarations of Lobbying**

No declarations of lobbying were declared by Councillors.

**P083 Declarations of Interest**

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr AF Knight	P085	3/37/13/035	Possible Perceived Prejudicial Interest As Lives In Close Proximity To The Application Site	Left the Chamber

**P084 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
P085	3/21/13/110	Green Hollow, Bratton Lane, Minehead	Mr R Robinson	Local Resident	Objecting
P085	3/21/13/110	Green Hollow, Bratton Lane, Minehead	Mrs M Carter for Mr & Mrs Nott	Local Resident	Objecting
P085	3/21/13/110	Green Hollow, Bratton Lane, Minehead	Mr P Gannon	Agent	Supporting
P085	3/37/13/035	Land at Doniford Road, Watchet	Mrs L Hart for Mrs S Summers	Local Resident	Objecting
P085	3/37/13/035	Land at Doniford Road, Watchet	Mrs A Cleveland	Local Resident	Objecting
P085	3/37/13/035	Land at Doniford Road, Watchet	Mr S Collier	Agent	Supporting

## **P085 Town and Country Planning Act 1990 and Other Matters**

Report Nine of the Planning Team dated 20 January 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**

**3/21/13/110      Green Hollow, Bratton Lane, Minehead**  
Proposed Detached Dwelling and Garage (Outline Application)

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

- Character of the area
- Highway safety
- Whether the proposal was sustainable development
- NPPF requirements / housing needs
- Size and design of the proposed dwelling

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

- Loss of hedgerow and the requirements of the Ecology Report
- Layout and scale of the proposed dwelling
- Reserved Matters application - design
- Highway safety

Councillor E May proposed and Cllr K Turner seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

The majority present **VOTED IN FAVOUR**

**3/21/13/121      Land Side Section of the Harbour Wall, The Quay, Minehead**  
To Permanently Mount A Series Of Seven Interpretative Heritage Plaques On The Land Side Portion Of The Harbour Wall In Front Of The Yacht Station.

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

- Possible vandalism of the Plaques
- Proposed design and method of fixing the Plaques to the wall
- Enhancement of the area for visitors

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

The majority present **VOTED IN FAVOUR**

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

Councillor A F Knight left the Chamber and Councillor I Melhuish took the Chair. It was **RESOLVED** that Councillor K Mills be appointed as Vice-Chairman for the determination of planning application 3/37/13/035.

**3/37/13/035 Land at Doniford Road, Watchet**

Erection of 73 Dwellings (Including 25 Affordable Homes), Creation Of An Access From Doniford Road, Provision Of Open Space, Landscaping, Parking And Associated Works.

**Comments raised by the speakers included:**

- The concerns of the local residents were not being addressed
- Highway safety implications
- Density of the proposed development
- Construction traffic accessing the site
- The road in the vicinity of the site is not safe
- Tourism in and around the Doniford area
- Pressure on local services
- Drainage issues in Watchet

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

- Route for construction traffic during the development phase
- Parking of construction traffic during the development phase
- Possible use of West Somerset Railway for delivery of building materials to site
- Density of the proposed development
- Route of Coastal footpath / West Somerset Railway line
- Whether there was a need for Coastal erosion / Flood Defence contributions
- Drainage issues on site and in Watchet as a whole
- Ongoing maintenance of the Play Area
- Landscaping requirements
- This site as a prime area for development
- Tenure of proposed properties
- Amendments following public consultation
- Possible provision of Superfast Broadband / Charger Points

Councillor K Turner proposed and Cllr E May seconded a motion that a decision of **APPROVAL** be delegated to the Planning Manager to grant planning permission subject to the completion of the Section 106 Legal Agreement and the addition of a note to the applicant  
All present **VOTED IN FAVOUR**

**T/3/119 Oakfield, Northfield Road, Minehead**

Confirmation of Tree Preservation Order on One Oak Tree

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

- Size, scale and location of the tree
- Visual impact of the tree on the area.

Councillor C Morgan proposed and Cllr D Ross seconded a motion that the Tree Preservation Order be Confirmed.

The majority present **VOTED IN FAVOUR**

**P086 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 the approval for the Visitor Hub Building and Recreational Facilities at Nutcombe Bottom, Dunster and approval for the proposed replacement of 19 windows and 3 doors at Riverside Youth Centre which was contrary to the officer's recommendation.

**P087 Delegated Decision List**

The Planning Manager answered questions arising from the report.

**P088 Appeals Decided**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Decision</b>
Mr and Mrs A Richards	Coppers (Former Police House), Dunster Consent to Remove a Sweet Chestnut Tree Protected by a Tree Preservation Order	Upheld 14 January 2014

**P089 Site Visit**

A site visit was arranged for Tuesday 25 February 2014 meeting at 9.30 am at the Council Offices, Williton

The meeting closed at 6.45 pm