

PLANNING COMMITTEE

Minutes of the Meeting held on 30 March 2017 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor A Hadley
Councillor B Heywood

Councillor T Venner
Councillor R Woods

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Planning Officer (Conservation) – Elizabeth Peeks
Legal Advisor Brian Convery – Shape Partnership Services
Democratic Services Officer – Marcus Prouse

P90 Apologies for Absence

There were apologies from Councillors Dowding, Jones, Murphy, Parbrook, Turner, Goss and Morgan

P91 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 23 February 2017 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor Pugsley

The motion was carried.

P92 Declarations of Interest or Lobbying

Councillor Woods declared that she had been lobbied against for the Outback. She declared that she was yet to make up her mind on the application.

P93 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P94	3/37/17/001	Erection of a first floor extension over the garage and carport to be used as an annex. The outback, 9A Reed Close, Watchet, TA23 0EE	Mr A Bensley Mrs K Clareboets	Neighbour Neighbour	Objecting Objecting

P94	3/07/17/002	Conversion of annexe into residential dwelling with formation of car parking and amenity space and improvement to access, Flaxpool Cottage, Flaxpool Hill, Crowcombe	Mr Roy Harbour Councillor Anthony Trollope-Bellew	Agent Ward Member	Infavour Infavour
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P94 Town and Country Planning Act 1990 and Other Matters

Report Ten of the Planning Team dated 22 March 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

3/21/16/119 – outline application with some matters reserved for the erection of 1 No. dwelling and work studio, Land to the west of Porlock Road, Woodcombe, Minehead, Somerset

Application withdrawn

Reference Location, Proposal, Debate and Decision

3/37/17/001 – Erection of a first floor extension over the garage and carport to be used as an annex. The Outback, 9A Reed Close, Watchet, TA23 0EE

Comments by members of the public

- Effect on amenities of neighbours;
- Appearance of the dwelling;;
- Not in keeping with the surrounding area;
- Over development of the site;
- Overlooking on neighbouring property;
- Loss of privacy and light;

The Member's debate centred on the following issues;

- Overlooking of neighbouring properties;
- Over shadowing issues;

- Out of character with the area;
- Over bearing on surrounding properties;
- Over shadowing on neighbouring properties;
- Loss of values to neighbouring properties due to the bulk of the property;
- Loss of light seasonal only;

Councillor Heywood proposed and Councillor Maitland-Walker seconded a motion that the application be **APPROVED** as per Officer Recommendation for approval, the motion **FAILED**.

Councillor Woods proposed and Councillor Hadley seconded a motion that the application be **REFUSED**.

The motion to **REFUSE** the application was carried.

REASON overbearing Nature and overlooking

Reference Location, Proposal, Debate and Decision

3/07/17/002 – Conversion of annexe into residential dwelling with formation of car parking and amenity space and improvement to access. Flaxpool Cottage, Flaxpool Hill, Crowcombe, Taunton, TA4 4AW

Comments by members of the public

- There are no external alterations to this property, the application is to block up an internal doorway to create two independent dwellings;
- Improvements to the vehicular access would improve visibility by 50%;
- There would not be any extra vehicle movements throughout the day;

The Member's debate centred on the following issues;

- The improvement to the entrance would improve visibility;
- Concerns with turning this into a separate dwelling;
- Concerns with the removal of the evergreen hedge;

Councillor Aldridge proposed and Councillor Heywood seconded a motion that the application be **APPROVED** subject to conditions for a visibility splay to be created prior to the first occupation as a separate dwelling as this would not have a lawful use until this has been implemented. Landscaping to be put in place for the hedgerows and parking was provided prior to occupation.

The motion was carried

P95 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 7 March 2017 of the Exmoor National Park Planning Committee. This included:

62/13/16/004

Proposed erection of an affordable home (internal area 87m²) to include change of use of agricultural field. As per amended and additional plans 23.01.17 (Full) – Approved

62/19/17/001

Proposed erection of dormer window and installation of Velux roof lights (Householder) – Villa Sanna, West Challacombe Lane, Combe Martin, Devon – Approved

6/26/16/105

Proposed internal alterations, removal of chimney together with the erection of a rear extension with walkway (Householder) – Traphole House, Old Mineral Line, Roadwater, Old Cleeve, Somerset – Approved

No appeals lodged, one appeal decision – Land at Mineral Line, Roadwater against a proposed agricultural steel building. Appeal dismissed.

Committee members undertook a training workshop on Enforcement issues.

P96 Delegated Decision List (replies from Officers are in italic)

3/21/16/127 – Badger End, Higher Orchard, Minehead. Removal of hedge and construction of shiplap timber fence (retention of works already undertaken) if this has been refused where are we with this? *The case has now been passed to the planning enforcement team to secure removal of the fence for the same reasons that we refused it. Are we going to ask them to put the hedge back? We would not be able to as the removal of the hedge is not something that needs planning permission. The contravention is not the removal of the hedge it is the erection of the fence.*

3/30/17/001 – Hendover Farm, Skilgate, Taunton. Application for a prior notification for the erection of an agricultural building. *Agricultural units have permitted development rights.*

HPN/21/17/001 – Quay West Cottage, Quay West, Minehead. To erect a replacement extension projecting 4.05m from the rear wall with a height of 3.1m as specified by the following submitted details. I am surprised that this development got through as permitted development as it is in a Conservation area, could I have clarification on this please? *HPN code is under this holder prior notification procedure, we are in a situation where there is a temporary extension to permitted development rights which was brought in about 2 years ago where they allow larger extensions than what you can do under permitted development rights. The ways these are handled is you put in your application for a 6 or 8 meter extension. We as a Council have to write to the neighbouring properties to ask if they have any comments. If all the neighbours have no comments or objections it is automatically approved as permitted development. Only if someone objects do we have the chance to have any comment on it.*

P97 Appeals Lodged

No appeals lodged

P98 Appeals Decided

3/21/15/099 - Erection of canopy (retention of work already undertaken) at 10 College Close, Minehead, TA24 6SX – Appeal Dismissed.

3/28/16/005 – Conversion of stable building to a holiday unit at Higher Thornes Farm, Lower Weacombe, Taunton, TA4 4ED – Appeal Dismissed.

ABD/28/16/001 – Notification for prior approval for a proposed change of use of agricultural building to a dwelling house (class C3) and for associated operational development east of Luckes Lane, Lower Weacombe, Williton, TA4 4LP – Appeal Allowed.

The meeting closed at 6pm

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