

## PLANNING COMMITTEE

### Minutes of the Meeting held on 30 June 2011 at 4.30 pm

#### Present:-

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

#### Officers in Attendance:

Planning Manager - Andrew Goodchild  
Deputy Planning Manager – Kenneth Taylor  
Principal Planning Officer – Elizabeth Peeks  
Committee Administrator – Linda Bulpin  
Legal Advisor (Laila Jhazeri– Mendip D C)

#### **P1 Apologies for Absence**

There were no apologies for absence.

**P2** Owing to the number of speakers on application 3/32/11/0101 it was agreed that this application would be heard first.

#### **P3 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on the 21 April 2011 - circulated with the Agenda be confirmed as a correct record.

#### **P4 Declarations of Lobbying**

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	7	3/32/11/010	The Shurton Inn	Objectors and Supporters
Cllr A F Knight	7	3/10/11/001	Higher Marsh Farm	Local Residents - Commenting

#### **P5 Declarations of Interest**

Name	Min No	Application	Personal or Prejudicial	Action Taken
Cllr C Morgan	7	3/32/11/010 The Shurton Inn	Prejudicial	Spoke and left the Chamber
Cllr A Trollope-Bellew	7	3/32/11/010 The Shurton Inn	Personal – Owns a Public House in West Somerset	Spoke and Voted
Cllr A Trollope-Bellew	7	3/237/11/013	Personal – Know the MD of Summerfield Homes	Spoke and Voted

#### **P6 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
7	3/10/11/001	Higher Marsh Farm	Mr Witherford	Member of Dunster PC	Commenting

7	32/11/01	The Shurton Inn	Mr M Reid	Local Resident	Objecting
7	32/11/01	The Shurton Inn	Mrs A Prowse	Local Resident (Former Licensee)	Objecting
7	32/11/01	The Shurton Inn	Mr G Howard	Local Resident	Objecting
7	32/11/01	The Shurton Inn	Mrs P Maxfield	Local Resident	Objecting
7	32/11/01	The Shurton Inn	Mr D Atherton	Local Resident	Objecting
7	32/11/01	The Shurton Inn	Mr B Searle	Chairman of Stogursey PC	Objecting
7	32/11/01	The Shurton Inn	Mrs A Flash	Local Resident	Objecting
7	32/11/01	The Shurton Inn	Ms S Hall	Agent	Supporting
7	32/11/01	The Shurton Inn	Mrs Bryant	Applicant	Supporting

**P7 Town and Country Planning Act 1990 and Other Matters**

Report No. 1 of the Planning Team dated the 22 June 2011 – 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**

**3/32/11/010      Shurton Inn, Shurton Road, Stogursey, Bridgwater**  
Change Of Use From A Public House To A Residential Dwelling And Ancillary Letting Rooms

**AGREED** that Planning Permission be REFUSED for the reason given in Late Correspondence and detailed below.

In the opinion of the Local Planning Authority the proposed change of use of the Shurton Inn to a residential dwelling and ancillary letting rooms would not benefit social and economic activity or residential amenities particularly as the public house is the only community facility within Shurton. It has also not been demonstrated that every effort has been made to find a business use for the premises. The proposal is therefore not in accordance with policies SP/5 and H/6 of the West Somerset Local Plan and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review.

The Committee's Consideration  
Interpretation of Local Plan Policies  
The results of the recent Traffic Survey  
The location of the Shurton Inn  
The pressures on rural public houses  
The impact on the local community  
Other possible business uses

**3/10/11/001 Higher Marsh Farm, Marsh Lane, Dunster Marsh**  
Demolition of Existing Farm Buildings and Erection of up to 54 Residential Dwellings, Open Space, Landscaping and Ancillary Works

**AGREED** That a decision of approval be delegated to the Planning Manager to finalise the Conditions as appropriate and negotiate the final details of the Section 106 Agreement.

Committee's Consideration

The community benefits of this proposed development  
The proposed new highway layout and traffic/parking issues  
The increase in the number of residential units  
The number of affordable houses proposed on this site  
The need for sustainable homes  
The protection of the Listed "Pill Box" on site

**3/21/11/032 Traveline Ticket Office, Summerland Place, Minehead**  
Change Of Use To Retail, Financial And Professional Services And Office Business (Uses A1, A2 And B1)

**AGREED** that Planning Permission be GRANTED conditions as in the Planning Report.

**3/32/11/016 Land to the West of Hinkley Point, Near Bridgwater**  
Retention Of Two Temporary Trial Trenches For A Period Of A Further Six Months.

**AGREED** that Planning Permission be GRANTED conditions as in the Planning Report.

**3/37/11/013 Land to the West of Churchill Way, Watchet**  
Development of 33 Affordable and Intermediate Affordable Houses with Associated External Works and Parking – Amended Layout of Car parking to Plots 10 – 14 (Resubmission of 3/37/10/006)

**AGREED** That a decision of approval be delegated to the Planning Manager to finalise the Conditions as appropriate and negotiate the final details of the Section 106 Agreement.

**P8 Exmoor National Park Matters**

Cllr S Pugsley gave a report on the matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee.

**P9 Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	
Channel Property Management	Land to the Rear of 52 The Avenue, Minehead Development of Site for Five Mews Houses Associated Car Parking, Refuse Store, Cycle Store Hard and Soft Landscaping	Written Reps
Mr T Bevans	37 King George Road, Minehead Construct Dormer to Side Elevation	Householder Service
Mr K Green	5 The Cedars, Watery Lane, Minehead Works to Trees Covered by TPO	Written Reps

**P10 Appeals Decided**

<b>Appellant</b>	<b>Proposal and Site</b>	
Mr and Mrs Endicott	Chippings, 4 St Andrews Road, Stogursey Installation of 5 Projecting Roof Lights (Enforcement)	Dismissed
Quantock Lodge	Masonic Hall, South Road, Watchet Two Storey Extension to Provide Improved Access to First Floor and Improve WC Facilities at Ground Floor	Dismissed
Mr P Marshall	Land at Bitter Cleeve Copse, Rooks Nest Brompton Ralph Without Planning Permission the Use of A Wet Weather Shelter / Woodman's Hut As a Dwelling House (Enforcement)	Dismissed

**P11 Delegated Decision List**

The Planning Officers answered any questions regarding the report.

There being no other business the meeting closed at 5.23pm.