

**PLANNING COMMITTEE**

**Minutes of the Meeting held on 30 June 2016 at 4.30 pm**

**Present:**

Councillor S J Pugsley .....Chairman  
Councillor B Maitland-Walker .....Vice Chairman

Councillor I Aldridge  
Councillor S Goss  
Councillor A Hadley  
Councillor B Heywood  
Councillor C Morgan

Councillor J Parbrook  
Councillor K Turner  
Councillor T Venner  
Councillor R Woods

**Officers in Attendance:**

Area Planning Manager – Bryn Kitching  
Principal Planning Officer – John Burton  
Legal Advisor Martin Evans - Mendip DC  
Democratic Services Officer – Tracey Meadows

**P12 Apologies for Absence**

There were apologies for absence from Councillors G Dowding, I Jones and P Murphy.

**P13 Minutes**

**Resolved** that the Minutes of the Planning Committee Meeting held on the 26 May 2016 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor K Turner and seconded by Councillor B Heywood.

**The motion was carried.**

**P14 Declarations of Interest or Lobbying**

Councillor T Venner declared a personal interest on application No. 3/26/16/008. He declared that as the County Councillor for the Minehead division he sent supporting letters for the project and granted a financial award from the Health and Wellbeing project for a feasibility study. He left the room whilst the application was discussed and voted on.

**P15 Public Participation**

<b>Min No.</b>	<b>Reference No.</b>	<b>Application</b>	<b>Name</b>	<b>Position</b>	<b>Stance</b>
P15	3/26/16/008	Change of use of land from agriculture to a shared use path (Steam Coast Trail) as part of the National Cycle Network on Land to			

		the north of the railway line between Old Cleeve and Washford			
P15	3/26/16/008		Stephen Crossman	Trustee for Friends of the Steam Coast Trail	Infavour
P15	3/26/16/008		Robert Downes	Tourism Officer for West Somerset Council	Infavour
P15	3/26/16/008		Jim Whittaker	MD Channel Training	Infavour
P15	3/26/16/008		Chris Lytton	Old Cleeve Parish Resident	Infavour
P15	3/07/16/005	Erection of two storey, single storey and first floor extension and erection of garage block at Leigh Mill, Leigh Lane, Stogumber, Taunton	Mr James Laver	Crowcombe Parish Council	Against

## **P16 Town and Country Planning Act 1990 and Other Matters**

Report two of the Planning Team dated 21 June 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**

**3/26/16/008 – Change of use of land from agriculture to a shared use path (Steam Coast Trail) as part of the National Cycle Network on land to the north of the railway line between Old Cleeve and Washford**

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

- The new width of the lane would allow walkers, cyclist and cars to pass each other comfortably;

- Benefits to the local economy and businesses;
- Health and wellbeing for families, with families be able to spend more time with each other;
- Safer cycle routes;
- Network trails to link rural villages;
- The Visitor offer of competitiveness of West Somerset;

**The member's debate centred on the following issues:**

- Excellent idea for health and wellbeing of the community;
- Stock proof fencing needs to be erected to keep the animals in the fields;
- Really good idea as the A39 is very dangerous road for cyclists;

Councillor K Turner proposed and Councillor C Morgan seconded a motion that the application be **APPROVED** with a note to the applicant stating that water drainage details to be submitted in accordance with condition 5, shall include details to prevent discharge of water onto the highway from the farm accommodation bridge.

**The motion was carried.**

**Reference Location, Proposal, Debate and Decision**

**3/07/16/005 Erection of two storey, single storey and first floor extension and erection of garage block at Leigh Mill, Leigh Lane, Stogumber, Taunton**

**Comments raised by the speakers included:**

- Size and character setting;
- Extension doubling the size of the building, increases the footprint of the original building;
- Materials to be used do not match;
- Over development on the site;

**The member's debate centred on the following issues:**

- Very small cottage at present for a family to live comfortably in;
- Given its location, this did not constitute over development;
- The property will be given a new lease of life;
- This property was crying out for renovation;
- The new footprint would only take up 10% of the original build;

Councillor C Morgan proposed and Councillor K Turner seconded a motion that the application be **APPROVED**.

**The motion was carried.**

**Reference Location, Proposal, Debate and Decision**

**3/28/16/002 Erection of dwelling house (Class C3) together with provision of garden and manoeuvring area at Union Quarry, Tower Hill, Williton**

## **This application was deferred for one month**

### **P17 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:

- Proposed extension to form new letting rooms and staff accommodation at The Rockford Inn, Brendon, Lynton, Devon.
- Proposed rear two storey extension including replacement of garage and realignment of section of front wall – 2 Church Cottages, Luxborough, Watchet.
- The National Trust put in an application for the proposed welcome and orientation panel sign - Bossington Car Park, Bossington, Minehead. Horner Wood Car Park, Horner and the Car park behind Vale View Cottage and Church Cottage, Selworthy, Minehead. Proposed welcome and orientation panel sign (1.8m x 1.78m) (Advert) – Webber's Post, Somerset.
- Proposed erection of 18 dwellings (12 open market and 6 local affordable) (Full) – Land at Barns Close Mead, Dulverton, Somerset.
- Proposed enlargement of 2 no. roadside gates with access to agricultural fields and the formation of a hard-core track and turning areas (Full) – Land North of A39, Porlock Hill, Porlock.

### **P18 Delegated Decision List (replies from Officers are in italic)**

Application No 3/11/16/002 – The entrance onto the A39 from East Quantockhead is quite difficult, has there been any comments from Highways regarding this? *The Area Planning Manager stated that he would forward the information at a later date;*

Application No 3/09/16/003 – To what size was this extension going to be, was it going to be a huge extension or an added on build? *The Principal Planning Officer stated that this was to be a relatively large extension;*

Application No's 3/26/16/012 – 3/26/16/013 – These applications are similar, but one has been Refused and one Granted. *The Area Planning Manager stated that one was a planning application and one was a listed building planning application, they came together in one application called a one app form, however they apply to slightly different things. The planning application applies to not only demolishing the existing building but to replace the new dwelling. 3/26/16/012 was the planning application, because the replacement dwelling was not on the site of the existing dwelling, it was in a separate field, this was refused planning permission. 3/26/16/013, although this has the same description, this application as for listed building consent, this would only cover the demolition of the building. Listed building consent could not grant permission for a new dwelling. We were happy with the demolition of the listed building as it was not a heritage asset.*

### **P19 Appeals Lodged**

Appeal against the refusal of the retention of the fence at 9 Cleeve Park, Chapel Cleeve, Minehead, planning application No 3/26/16/007.

### **P20 Appeals Decided**

No appeals

**P21 Reserve date for site visit** – Monday 22 July

**P22 Date of next meeting –** Thursday 28 July

The meeting closed at 5.50pm