

PLANNING COMMITTEE

Minutes of the Meeting held on 30 July 2015 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor D Archer
Councillor C Morgan
Councillor I Aldridge
Councillor A P Hadley
Councillor B Heywood
Councillor S Y Goss

Councillor K H Turner
Councillor P H Murphy
Councillor T Hall
Councillor J Parbrook
Councillor R Woods
Councillor I Jones

Officers in Attendance:

Major Applications Co-ordinator – John Burton
Assistant Director – Planning & Environment - Tim Burton
Planning Officer (Conservation) – Liz Peeks
Democratic Services Officer – Tracey Meadows
Legal Advisor Brian Convey - Mendip DC

P20 Apologies for Absence

There were apologies for absence from Councillor G S Dowding.

P21 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 25 June 2015 circulated at the meeting be confirmed as a correct record once the changes to the minutes proposed by Cllr Murphy have been made. Proposed by Councillor C Morgan and seconded by Councillor K Turner.

P22 Declarations of Lobbying

Declared that there were no declarations of lobbying or interests.

P23 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P24	3/21/15/017	Premier Inn	Abigail Rees	Agent	In favour
P24	3/10/15/001	Higher Marsh Farm	Helena Deaville	Agent on behalf of Strongvox	In favour
P24	3/10/15/001	Higher Marsh Farm	Mr G Witherford	Parish Councillor	Objector
P24	3/10/15/001	Higher Marsh Farm	Mr D Challoner	Parish Councillor	Objector
P24	3/10/15/001	Higher Marsh Farm	Miss B Bryan	Chair Dunster Parish Council	Objector
P24	3/10/15/001	Higher Marsh Farm	Mr Welsh	Local Resident	Objector

P24 Town and Country Planning Act 1990 and Other Matters

Report Twelve of the Planning Team dated 21 July 2015 (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

3/21/15/017 Erection of a 102-bed Premier Inn Hotel (use Class C1) and Brewers Fayre restaurant/pub (Mixed Class A3/A4 use) with associated access, parking and landscaping

Comments raised by the speakers included:

- The site already has extant permission for development therefore the principle of development is already accepted.
- The scale siting and materials of the development are in keeping with the area and will have a negligible impact on the amenities of the surrounding land uses.
- The development is sited in a sustainable location as it is fully accessible by foot, bicycle and public transport and will not have an adverse impact on road safety or free flow of traffic.
- Highways and Environment Agency have made no objections to the application.
- Concerns have been raised by the Minehead hospitality association, there are no technical objections to the proposal.
- The development will attract new visitors to Minehead creating new associated spend to the area and will raise the profile of Minehead.

The Members debate centred on the following issues:

- It would have been nice to have management plans prior to considering planning applications.
- The project is exciting, it's a well know national brand. Good for Minehead and for employment and the economy.
- Vast improvement for Minehead.
- Concerns with maintaining access for cleaning out the rynes.
- A construction and environmental plan needs to be in place soon.

Councillor C Morgan proposed and Councillor K Turner seconded a motion that planning permission be **GRANTED** in accordance with Officer's recommendation.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/10/15/001 Reserved matters application for approval of details relating to the appearance, layout, scale, landscaping and access of a residential development comprising 54 dwellings of a varying type and tenure.

Objections and concerns raised by the speakers included:

- Concerns with the vehicle entrance from the existing farm house and work units coming into Marsh Lane. Entrance has now been moved further along towards the junction with Marsh Lane, Marsh Street and Station Road. This new proposed entrance incorporates two new houses, which will make this stretch of road more dangerous.
- A vehicle survey was carried out on the 19 June 2015, from 7am-7pm, 1,411 vehicles passed the proposed new entrance. Equalling 2 vehicles per minute passing this new proposed entrance.
- The proposed new entrance should go back into the scheme.
- Concerns with access to the A39 in Marsh Lane in the summer months with long delays.
- £50,000 has been put into this scheme by the developer for traffic improvement, this should be used for a roundabout or traffic lights at the junction of the A39/Marsh Lane to avoid lengthy delays.
- Parish Council met with Strongvox to discuss concerns with access and the amount of traffic especially commercial vehicles that use Marsh Lane Road. Local residents were very worried about this.
- High volume of commercial vehicles which currently use Marsh Lane Road, this may not have been truly reflected in the traffic survey. These vehicles are made up of farm machinery, Lorries transporting to the sewage treatment works and the building construction firm situated at the lower Station Road site, plus the large number of delivery vehicles delivering to residential customers and the beach holiday chalets.
- The need for designated off road parking facilities for construction workers own vehicles and commercial vehicles and trucks be put in place.
- The current landscape will irrevocably change with 54 new dwellings. Unlike the presentation that we just had the village is actually in two parts. The higher part is in Exmoor National Park and what has been talked about today is the lower part, it is not the village, it is lower Dunster. Impact on our community service providers, schools, shops and doctors will have higher demand.
- No indoor amenities for new residents. Community Centre only in lower part of the village, attached to Riverside Estate for the elderly.
- Outdoor picnic area is included in the estate, but this will not meet 21 Century needs.
- No one has mentioned the underground culvert that runs behind the existing cottages in Marsh Lane. This could cause trouble in the future if not addressed.

Comments by speaker in favour

- The principle of this development is not in question, it was granted outline planning permission for the demolition of farm buildings and the erection of up to 54 new dwellings, open space landscaping in June 2013. The outline application included an illustrated layout, all other matters including access for future determination. The development of this site has been subject to public consultation in accordance with the Councils statement of community involvement. Pre submission consultation began in February when representatives from Strongvox briefed Parish Councils. They also attended a meeting in June to answer questions about the scheme. Letters were sent to all of the 185 properties that will be affected in Dunster Marsh

looking at the scheme and layout, 13 written responses were received in response to that. Strongvox has listened to the local community in response to concerns regarding the safety of the secondary access. We have reviewed this and are satisfied with the demolition of the sheds the realignment of the stonewall visibility will be improved from the existing farm house access. The secondary access will only provide access for the contented live work units, two new properties and the existing farm house. The number of vehicles using this access will be negligible. The local highway authority does not have any objections to this access arrangement. The transport submitted with this application demonstrated that the trip generation of the site was at a level that does not require any improvements. This has been reviewed and remains the case. It will be up to West Somerset Council and Somerset County Council how the S106 contributions will be spent. Strongvox has respected the views of the local community and is satisfied that the scheme provides the best possible solution for this site, with a high quality scheme built in natural stone.

The Members debate centred on the following issues:

- Access onto the A39 is a concern. Will not support the scheme until something has been done about the junction.
- Access onto and from the site.
- Access issues for visibility splays and points of access with regards to positioning.
- Sustainable urban drainage systems.
- This is an attractive scheme and something that we should welcome.
- Major concerns are the second smaller access. At present there are two access proposed, one not here before us tonight as we are going to hear it later.
- One access onto the site would be preferable.
- Frustrated that we cannot talk about the A39 access.
- Facility for waste bins to be sited as road not adopted due to the width of the road.
- Natural Stone to be used on the walls.
- Loss of hedgerows and habitat being lost due to this development.
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Councillor B M Walker proposed and Councillor J Parbrook seconded a motion that planning permission be **GRANTED** with the amendment to the condition relating to the materials used in the landscaping.

The motion was carried

P25 Exmoor National Park Matters

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

Three applications were up before the committee these included;

- The demolition of an agricultural shed on Preyway Head.
- Timber kiln drying system operated by solar powered batteries driving a small fan to circulate air.
- Change the use of the current post office back to a dwelling because the pressures of two shops in the village selling similar things and then Budgens Store at Weddon

Cross added extra pressure. The post office has been closed and moved into the general store in the village.

- Appeal decision about scrappy buildings on the Mineral Line at Road Water. An Enforcement Notice was upheld stating the buildings have to come down and the site tidied up.

P26 Delegated Decision List

No comments or questions were received from the report.

P27 Appeals Lodged

Offices would update the committee at the next meeting if any new appeals have been lodged.

P28 Appeals Decided

Higher Beverton Farm, Brendon Hill. Councillor K Turner stated that it was in his ward and he welcomed the inspector's decision. Councillor also asked the Officers present if they were aware that there were some other matters relating to this farm that we were waiting for the outcome of this decision before we went any further with them. There were several issues which included getting the agricultural ties removed from the property, there was planning permission to extend the bungalow, but it was extended incorrectly. Councillor K Turner asked the Director of Planning and Environment Tim Burton to look into the history of this. Tim Burton agreed to take this up with Peter Lee.

Councillor B Heywood stated that he had noticed fancy gates with balls on at Sea View Farm. He stated that he could not remember seeing them there before. The Chairman stated that rather than dealing with this in open committee Councillor Heywood should raise this with planning officers and they can investigate if this matter needed to be pursued further.

The meeting closed at 6.25pm