

PLANNING COMMITTEE

Minutes of the Meeting held on 31 January 2013 at 4.30 pm

Present:

Councillor A F Knight	Chairman
Councillor I 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 D Ross
Councillor L W Smith	Councillor M A Smith
Councillor K H Turner	

Officers in Attendance:

Planning Manager - Andrew Goodchild
Deputy Planning Manager - Ken Taylor
Senior Planning Officer – Alex Bullock
Planning Officer – Sue Keal
Committee Administrator - Linda Bulpin
Legal Advisor - Roy Pinney - Mendip D C

P174 Apologies for Absence

Apologies for absence were received from Councillor A H Trollope-Bellew.

P175 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 13 December 2012 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor E May and seconded by Councillor K Turner and all present voted in favour.

P176 Declarations of Lobbying

There were no declarations of lobbying.

P177 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr A P Hadley	108	3/21/12/127	Personal – Owns a Business in Minehead	Spoke and Voted

P178 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P169	3/21/12/127	Land at Woodcombe Lane	Mr S Robinson	Woodcombe Society	Objecting
P169	3/21/12/127	Land at Woodcombe Lane	Mrs Bainbridge	Minehead Conservation Society	Objecting
P169	3/21/12/127	Land at Woodcombe Lane	Mr G Symons	Local Resident	Objecting
P169	3/21/12/127	Land at Woodcombe Lane	Mr R Robinson	Local Resident	Objecting
P169	3/21/12/127	Land at Woodcombe Lane	Mr P Grubb	Applicant's Agent	Supporting

P179 Town and Country Planning Act 1990 and Other Matters

Report Eight of the Planning Team dated 23 January 2013 (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

3/21/12/127 Land at Woodcombe Lane, Minehead

Cllr C Morgan put forward an Amendment to the Officer's Recommendation that the application be refused as notwithstanding the requirements of the National Planning Policy Framework and the requirement to have a five-year plan to address housing need in West Somerset the proposed development is outside of the Development Boundary Limit for Minehead, would have an adverse impact on the Woodcombe Conservation Area and does not demonstrate sustainable development; Councillor D Ross seconded the motion.

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On being put to the vote the motion was lost on the Chairman's casting vote.

Cllr K Turner then moved the Officer's Recommendation as contained in the Planning Report that the application be approved; this was seconded by Cllr E May and on being put to the vote the motion was carried.

Committee's Consideration

The Development Boundary Limit for Minehead
The impact of the proposed development on the Conservation Area
The need for affordable homes in West Somerset
The Local Plan Policies and Inspectors comments
The importance of this area of land as an Open Space
Lack of suitable land in West Somerset for development
The requirements of National Planning Policy Framework
The design of the proposed houses
The possible impact on housing need in West Somerset if Hinkley C is approved.

3/32/12/068 Land at National Grid Electricity Sub Station, Hinkley Point A, Stogursey

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

Committee's Consideration:

The need for an explicit Traffic Management Plan to deal with the delivery of these transformers to site.

P180 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.

P181 Delegated Decision List

The Planning Manager answered any questions arising from the report.

P182 Appeals Lodged

Appellant	Proposal and Site	Decision
Mr Pena-Romera	37 Quarry Close, Alcombe APP/H3320/D/12/2183862 Retention of elevated patio area to rear of property plus installation of glazed screen	Dismissed 06 Dec 2012
Mr & Mrs S Greenway (Enforcement)	Land at 60 Doniford Road, Watchet Construction of Boundary Wall Over 1.0m high	Dismissed 07 Dec 2012
Mr and Mrs N Morris	Townsend Farm, East Quantoxhead Stationing of a Mobile Home for an Agricultural Worker	Dismissed 18 Jan 2013

P183 The Chairman informed Members that there would be Site Visit prior to the February Planning Committee Meeting – date and time to be agreed.

The meeting closed at 6.45 pm