

PLANNING COMMITTEE

Minutes of the Meeting held on 31 May 2018 at 4.30 pm

Present:

Councillor S J PugsleyChairman

Councillor S Dowding
Councillor A Hadley
Councillor B Heywood
Councillor I Jones
Councillor P Murphy

Councillor C Morgan
Councillor J Parbrook
Councillor R Woods

Officers in Attendance:

Planning Officer (Conservation) – Liz Peeks
Assistant Director Planning and Environment – Tim Burton
Planning Officer – Stephen Beli
Legal Advisor – Nick Hill– Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P1 Apologies for absence

There were apologies for absence from Councillors B Maitland-Walker, S Goss, K Mills, A Kingston-James, K Turner and T Venner

Substitution

Councillor A Hadley for Councillor K Mills

P2 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 26 April 2018 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor B Heywood, seconded by Councillor S Dowding

The **motion** was carried.

P3 Declarations of Interest or Lobbying

Councillor B Heywood declared that he had been contacted by the applicant for application No. 3/04/17/016. He declared that he truncated the call as he did not wish to be predetermined.

P4 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P5	3/01/18/005	Outline planning permission with all matters reserved for the erection of 12 No. dwellings, Byways, 19 Church Lane, Bicknoller	Nick Denning	Denning Architects	Infavour
P5	3/04/17/008	Erection of a 33kv switchroom building (retention of part works already undertaken), Land at Exebridge Substation, Riphay Barton, Dulverton	Mr D Garth Mr C Knight Janet Rowley	Clerk to Brushford Parish Council	Objection Objection Infavour
P5	3/04/17/016	Demolition of garage at 1 Pound Close and erection of 13 No. dwellings with associated access, highway works and landscaping, Land to the north of Ellersdown Lane, Brushford	Mrs Julie Christian Miss Jane Erith Mr Godfrey Knock Sally Mather Mr T Overhill Mr R Gray Rebecca Randall	Brushford Action Group Residents of Brushford WYG Planning Consultants	Objecting Infavour Infavour
P5	3/21/18/027	Erection of single storey rear extension (retention of works already undertaken), 33 Paganel Road, Minehead			
P5	ECC/EN/15/00038	West Shute Farm, Huish Champflower			

P5 Town and Country Planning Act 1990 and Other Matters

Report One of the Planning Team dated 23 May 2018 (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

3/01/18/005 – Outline Planning Permission with all matters reserved for the erection of 12 no. dwellings, Byways, 19 Church Lane, Bicknoller

Comments by members of the public;

- The site was identified as appropriate for 12 dwellings;
- Ecological study revealed no species living in the field;
- All trees would remain on the site;
- Four or more dwellings could be identified as Affordable housing if it was identified that there was a need;
- There would not be an increase in traffic should this site go ahead;

The Member's debate centred on the following issues;

- Highway issues;
- This development would urbanise the whole area of Bicknoller;
- Site was of Historic interest;
- Site was not in keeping with Bicknoller;
- Issues with flooding and water surface drainage;
- Access issues;

Councillor S Dowding proposed and Councillor R Woods seconded a motion that the application be **Refused**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/04/17/008 – Erection of a 33kV switchroom building (retention of part works already undertaken), Land at Exebridge Substation, Riphy Barton, Dulverton

Comments by members of the public;

- Visual impact;
- Wood cladding would protect the character and appearance of the area;
- 6ft Security fence was not in keeping;
- Concerns with the loss of trees on site on the southern and eastern boundary of the site;
- Concerns with the stark appearance of the building;
- Local vernacular materials would be used to blend in with the surroundings;
- The planting of trees around the compound on the site would not be possible due to cables running underground;

The Member's debate centered on the following issues;

- Planting to the north of the site would soften the landscape;
- Most of the surrounding dwellings were magnolia with grey slate roofs;
- Concerns that there would not be any further planting on the site;
- A stock fence would be better placed than a metal fence;
- Wooden cladding would weather and pale;

Councillor P Hadley proposed and Councillor B Heywood seconded a motion that the application be **Approved** with an amendments to conditions to read;

Condition 3, Within one month from the date of this permission, the plinth of the building shall be painted black up to finished floor level and shall be maintained thereafter;

Reason: In order to ensure that the new building does not harm the character or appearance of this rural area and to protect the views from the surrounding landscape;

Condition 4 deleted

Add the following note:

It is suggested that further negotiations be undertaken with the adjoining landowner to secure planting of a hedge and /or trees along the southern and eastern boundaries of the site to help assimilate the building into the landscape.

The **Motion** was carried

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

3/04/17/016 – Demolition of garage at 1 Pound Close and erection of 13 No. dwellings with associated access, highway works and landscaping, land to the north of Ellersdown Lane, Brushford

Comments by members of the public;

- Unsuitability of site;
- Not sustainable;
- Poor transport links;
- Housing stock on site not relevant;
- Large scale conflicting with planning policies;
- Concerns with the changes to Ellersdown Lane;
- Removal of the mature hedge rows;
- Flooding of the site;
- Lack of transparency in the planning system;
- Concerns with the access route for residents of Ellersdown Lane;
- No passing places in Ellersdown Lane;
- No Travel Plan;

The Member's debate centred on the following issues;

- Access point along Ellersdown Lane;
- Highway safety;
- Concerns with drainage runoff from the site going down Pound Lane;
- Condition for traffic calming was needed;
- Concerns with the translocation of the hedges;
- Concerns that the visibility splay was not in the best position;

Councillor A Hadley proposed and Councillor R Woods seconded a motion that the application be **Approved** subject to the following amendments and conditions;

Grant planning permission subject to the Highway Authority being satisfied that Ellersdown Lane retains priority and if not possible an alternative be agreed with the Local Planning Authority to slow the traffic using Pound Close at the junction with Ellersdown Lane and subject to the applicant entering into a legal agreement to secure the two bullet points in the Committee report and to add amend the third bullet point to read:

- Prior to any works being carried out on site, any works within or adjacent to the public highway required as part of the development.

Add condition 14. An assessment of the translocated, hedgerows shall take place a year after they have been moved and the assessment shall be submitted to and approved by the Local Planning Authority and if any additional planting is identified as being required this shall be carried out in the next available planting season and thereafter maintained for five years.

Reason: To safeguard the visual appearance and character of the area.

The **motion** was carried

Councillors Murphy, Morgan and Parbrook arrived at 4.15pm and 4.20pm respectively.

Reference Location, Proposal, Debate and Decision

3/21/18/027 – Erection of single storey rear extension (retention of works already undertaken), 33 Paganel Road, Minehead

The Member's debate centred on the following issues;

- The fence hid most of this extension;
- Not in keeping with the area;
- Concerns that we could not consider this site holistically. If the fence was removed this would impact on the street scene;
- This was an innocuous building;
- Modern looking extension;
- Hedge would be a better option than the fence;

Councillor C Morgan proposed and Councillor K Dowding seconded a motion that the application be **Approved** subject to the following condition;

3. (i) A landscaping scheme for a hedge to be planted on the inside of the stone boundary wall to Paganel Close for the length between the front elevation of 33 Paganel Road and the rear access shall be submitted within one month of the date of this permission and shall be approved in writing by the local Planning Authority prior to such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted.

(ii) The scheme shall be completely carried out in the next planting season.

(iii) For a period of five years after the completion of the approved landscaping scheme, the hedging plants shall be protected and maintained in a healthy weed free condition and any hedging plants that cease to grow shall be replaced by hedging plants of a similar size and species.

(iv) The hedge shall be retained at a minimum height of 1.5m.

Reason: To ensure that the extension does not harm the character and appearance of the area.

The **motion** was carried

Reference Location, Proposal, Debate and Decision

ECC/EN/15/00038 – West Shute Farm, Huish Champflower

Reported that a breach of an Enforcement Notice issued on 9 May 2012 for the siting of a mobile home on land at West Shute Farm, Huish Champflower. The report is to seek Member approval to take further formal action in order to secure compliance upheld by a Planning Inspector on 28 September 2012.

Resolved that the Council be authorised to proceed with seeking an injunction compelling the owner to comply with the Enforcement Notice issued on 9 May 2012. Subject to the gathering of satisfactory evidence and meeting all the relevant Criteria to justify taking such action.

The **motion** was carried

P6 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 1 May 2018 of the Exmoor National Park Planning Committee. This included:

6/34/18/102 - Proposed change of use of agricultural land to site one shepherd's hut holiday accommodation unit and one converted livestock trailer accommodating toilet and shower. Retrospective. (Full) – Thorn Farm, Luxborough, Watchet, Somerset – Refused

PLANNING CONSULTATION FROM WEST SOMERSET COUNCIL: Application 3/30/18/004 – Land at Surr ridge Farm, Frogwell Cross to Skilgate TA4 2DN – Proposed installation of a 35m telecommunications mast accommodating three antennas, two microwave dishes, pole mounted satellite dish, ancillary equipment cabinets and cabling, within a fenced compound, together with a 3m access track. Approved

P7 Appeals Lodged

No appeals lodged

P8 Appeals Decided

Appeal against the refusal of the erection of 1 (no.) dwelling with detached house and associated works at Magnolia House, Abbey Road, Washford, TA23 0PR – appeal dismissed. (Application no. 3/26/17/017).

Appeal against the refusal of an outline application with all matters reserved, except for means of access, for the erection of 5 (no.) dwellings and associated works on land adjacent to Garlands, Withycombe Lane, Withycombe, Minehead, TA24 6RF – appeal allowed. (Application no. 3/05/17/016).

Appeal against the refusal of an outline application with all matters reserved, except for means of access, for the erection of 1 (no.) dwelling in the garden to the rear of 22 Whitecroft, Williton – appeal dismissed. (Application no. 3/39/17/014).

Appeal against the refusal of the erection of 1 (no.) dwelling and associated works at Combe Water, 29 Manor Road, Alcombe, Minehead – appeal allowed (Application no. 3/21/17/091).

The meeting closed at 6.15pm