

## PLANNING COMMITTEE

### Minutes of the Meeting held on 31 July 2014 at 4.30 pm

#### Present:

Councillor A F Knight ..... Chairman  
Councillor I R Melhuish ..... Vice Chairman

Councillor A P Hadley  
Councillor E May  
Councillor M A Smith  
Councillor K H Turner

Councillor B Heywood  
Councillor L W Smith  
Councillor A H Trollope-Bellew

#### Officers in Attendance

Assistant Director, Planning & Environment – Tim Burton  
Area Planning Manager – Bryn Kitching  
Principal Planning Officer - Liz Peeks  
Planning Officer - Lisa Bullock  
Planning Officer - Sue Keal  
Committee Administrator – Sarah Wilsher  
Legal Advisor – Martin Evans - Mendip DC

#### **P139 Apologies for Absence**

There were apologies for absence from Councillors G S Dowding, K Mills, C Morgan, S J Pugsley, D D Ross.

#### **P140 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 26 June 2014 circulated with the Agenda be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor E May and all present voted in favour.

#### **P141 Declarations of Lobbying**

Name	Min No	Ref No	Application	Persons Lobbying
Cllr A Hadley	P144	3/21/13/120	Land at Hopcott Road, Minehead	Objectors
Cllr A Knight	P144	3/21/13/120	Land at Hopcott Road, Minehead	Objectors
Cllr I Melhuish	P144	3/21/13/120	Land at Hopcott Road, Minehead	Objectors

#### **P142 Declarations of Interest**

Name	Min No	Ref No	Application	Interest
Cllr A H Trollope-Bellew	P144	3/39/14/018	The Orange Pip, 4 Fore Street, Williton, TA4 4PX	Personal

#### **P143 Public Participation**

P144	3/21/13/120	Land at Hopcott Road, Minehead	Mr P Grubb	Applicant's Agent	Supporting
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## **P144 Town and Country Planning Act 1990 and Other Matters**

Report Three of the Planning Team dated 22 July 2014 (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**

#### **3/21/13/120      Land at Hopcott Road, Minehead**

Outline application (with all matters except access reserved) for residential development up to 71 dwellings (including 35% affordable housing), access, landscaping and associated works.

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

- The Committee's request for a masterplan for the wider site at Hopcott Road and how this site would fit into the bigger picture was considered unreasonable and the applicant would like to see this request dropped.
- The applicant's willingness to discuss the affordable housing mix.
- The community and recreation contribution of £5,000 per dwelling was not a final offer, however the applicant would like evidence to justify the £10,000 per dwelling sought by the Council.
- The need for a viability report was considered to be a separate issue.
- The willingness of the applicant to work with Council to resolve issues.
- A paper copy of the appeal statement had been sent to the Planning Inspectorate which, when received, should make the appeal for non-determination valid.

#### **The Members debate centred on the following issues:**

- Whether the application could be decided or not
- Whether a monetary contribution was required towards Education/Schools
- The difficulty of looking at this application in isolation
- The need for the land to be used efficiently
- The lack of a masterplan for the wider Hopcott Road site
- Whether the request for an EIA screening opinion in relation to a possible future application for 320 dwellings on part of the wider Hopcott Road site could be taken into consideration
- The siting of the affordable housing shown on the illustrative site plan
- The need for a bus route
- The consideration of the development as unsustainable.

The Committee asked if the application could be determined. Martin Evans stated that as the application had gone to appeal it was not advisable to do so.

Cllr E May put forward a motion that the officer's recommendation be accepted – that the only area of dispute was the detail of the Section 106 and that negotiations were undertaken with the agent. This was seconded by Cllr A H Trollope-Bellew.

Cllr A Hadley put forward an amendment that the non-provision of a masterplan was an additional area of dispute. Cllr E May and Cllr A H Trollope-Bellew expressed acceptance of the amendment and this became the Substantive Motion. A vote was taken on the Substantive Motion and it was agreed (six in favour and 3 against) that the areas of dispute for the appeal were the detail of the Section 106 and the non-provision of a masterplan for the wider site at Hopcott Road.

**3/21/14/062 Townsend House, Townsend Road, Minehead, TA24 5RG**  
Erection of a historical information plaque on the front of the building.

Councillor I Melhuish proposed and Cllr E May seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

All Members present **VOTED IN FAVOUR** of this motion.

**3/37/14/012 28 Reed Close, Watchet, TA23 0EF**  
Erection of rear and side single storey extensions and associated works.

**The Members debate centred on the following issues:**

- Whether there were any overlooking/neighbour issues.
- The purpose of the 'wraparound' part of the extension.

Councillor K Turner proposed and Cllr B Heywood seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

All Members present **VOTED IN FAVOUR** of this motion.

**3/39/14/018 The Orange Pip, 4 Fore Street, Williton, TA4 4PX**  
Reinstating 3 and 4 Fore Street as two retail units plus change of use to one retail unit (class A1) and one café (class A3) respectively (retrospective).

**The Members debate centred on the following issues:**

- Concern that it was a retrospective application.
- Loading/unloading at the front of the buildings causing traffic problems in Fore Street.

In line with late correspondence received B Kitching advised that, if approved, the condition relating to the opening of the units would be amended to allow the use from 7.30am rather than 8am.

Councillor E May proposed and Cllr K Turner seconded a motion that the application be **APPROVED** in accordance with the Officer's recommendation.

All Members present **VOTED IN FAVOUR** of this motion.

#### **P145 Exmoor National Park Matters**

The Chairman read a report by Cllr S Pugsley on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

- Proposed extension to include additional dining and drinking spaces, toilets and a village shop, and demolition of existing outdated extensions. (Full) – Notley Arms, Monksilver. (Approved).
- Depositing and spreading topsoil (Prior Approval) – Armour Lane, Exton. (Approved).

- Proposed resurfacing of agricultural track (Full) – Drift Lane, Goosemoor Farm, Wheddon Cross. (Approved).
- Proposed installation of an air source heat pump to the Committee Room (Full) – Exmoor House, Dulverton.. (Agreed by the Members and forwarded to the Secretary of State for determination).

#### **P146 Delegated Decision List**

Queries were raised on the Delegated Decision List, as follows:

- 3/04/13/010 - Erection of temporary agricultural dwelling at Allshire, East Anstey, Tiverton, EX16 9JG. The reasons for refusal were requested by the Committee and provided by Elizabeth Peeks.
- 3/26/14/010 – Erection of dwelling at Wood processing yard near Merry Oaks, Washford, TA23 0LB. The reasons for refusal vis-à-vis sustainability were queried by Members and clarification provided by Elizabeth Peeks and Tim Burton.
- ABD/17/14/001 – Prior approval of proposed change of use of agricultural building to a dwellinghouse at West Shute Farm, Huish Champflower, TA4 2HB. Cllr K Turner was pleased to see this refusal, but expressed concern that the mobile home was still on the land despite the enforcement notice. He urged that it be removed whilst it was empty. Bryn Kitching agreed to check the enforcement notice dates and to respond to the Planning Committee on this issue.
- 3/39/14/013 – Erection of building for storing agricultural and forestry machinery and log store on land to the north of Red Park Equestrian Centre, Egrove Way, Williton, TA4 4TB. It was noted that the Council had control over the siting and external appearance of a proposed agricultural building submitted as a prior approval, but not the principle of development.
- ABD/31/14/001 – Prior approval of proposed change of use of agricultural building to a dwellinghouse. It was noted that if there were more than three converted units within the holding no more conversions were allowed under a prior approval submission. The members felt that further consideration as to whether pole or dutch barns could be converted to dwellings under the prior approval scheme was needed to ensure consistency between local planning authorities.
- Cllr E May asked that applicant names be included in the Delegated Decision List and Weekly List in line with Exmoor National Park's lists.

#### **P147 Appeals Lodged**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Appeal Type</b>
Mrs P Gibbons	Erection of a steel shed to house a biomass boiler plus chimney (Enforcement Notice Appeal) Site at Staple Farm, West Quantoxhead	Hearing
Mr B Smith	Installation of 3.84kw solar pv system to front roof of property facing highway 7 Summerland Avenue, Minehead	Written Reps
Mr M Willis	Erection of a detached three bed dwelling Site at 2 Avis Hill, Washford, Watchet	Written Reps
Williams Partnership	Outline application (with all matters except access reserved) for residential development up to 71 dwellings (including 35% affordable housing), access, landscaping and associated works Land at Hopcott Road, Minehead	Hearing

**P148 Appeals Decided**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Outcome</b>
Dr P Rawson	Two bedroom house with car parking at 9 Copse Close, Watchet	Dismissed 18 June 2014
Mrs A Stapleton	Single storey timber outbuilding at St Nicholas Church, Cross Elms Hill Kilton, Bridgwater	Dismissed 27 June 2014

**P149** The Committee asked to see quarterly performance figures. It was noted that the decision target rate had dropped in recent months following the loss of staff. Agency staff were now being looked into as a 'stop-gap' until the new joint structure would be in place in February 2015.

The meeting closed at 5.49 pm