

PLANNING COMMITTEE

Minutes of the Meeting held on 31 August 2017 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge	Councillor K Mills
Councillor S Dowding	Councillor C Morgan
Councillor S Goss	Councillor P Murphy
Councillor B Heywood	Councillor J Parbrook
Councillor I Jones	Councillor K Turner
Councillor A Kingston-James	Councillor R Woods

Officers in Attendance:

Area Planning Manager – Matthew Bale
Planning Officer (Conservation) – Elizabeth Peeks
Legal Advisor – Bryn Higgott – Shape Partnership Services
Democratic Services Officer – Clare Rendell

P26 Apologies for absence

There were apologies from Councillor T Venner

P27 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 27 July 2017 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor Turner, seconded by Councillor Morgan

The **motion** was carried.

P28 Declarations of Interest or Lobbying

No declarations of interest or lobbying were declared.

P29 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P30	3/26/17/011	Demolition of dwelling and outbuildings and erection of replacement dwelling with single garage and associated works (resubmission of	Mr P Gannon Mr M Lee	Director & Chartered Town & Country Planning Consultant	Objecting In favour

		3/26/16/012). Grooms Cottage, Minehead to Williton Road, Old Cleeve, Minehead,			
P30	3/26/17/019	Erection of first floor extension to the west elevation and two storey extension with balcony on the south elevation. 2 Pillory Cottages, Monks Path, Old Cleeve, Minehead	Mr P Gannon Mrs S Heath		Objecting In favour
P30	3/21/17/080	Raising of the roof structure by 2 metres to increase the first floor living accommodation and create a second floor with balcony roof lights on the east and west elevations (amended scheme to 3/21/17/034) Flat 1, Mc Danas, Warren Road, Minehead			
P30	3/26/17/020	Variation of Condition No. 02 (approved plans) of application 3/26/14/017. Plot Adjacent to Walnut Tree Cottage, Huish Lane, Washford, Old Cleeve, Watchet	Mr P Gannon		Objecting

P30 Town and Country Planning Act 1990 and Other Matters

Report four of the Planning Team dated 23 August 2017 (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

3/26/17/011 – Demolition of dwelling and outbuildings and erection of replacement dwelling with single garage and associated works (resubmission of 3/26/16/012). Grooms Cottage, Minehead Williton Road, Old Cleeve, Minehead

Comments by members of the public;

- Grooms Cottage historically was no more than a collection of structures of no archaeological merit;
- New application mirrored the previous application;
- Concerns with the foot print of the area;
- The site was in the grounds of a grade II listed building and therefore sensitive;
- Old Cleeve Parish Council did not feel comfortable in supporting the scheme in light of the incomplete information submitted and the previous site history;
- Compliance with policies SD1, BD1, BD2 alone do not in our opinion ensure a good built environment;
- Grooms Cottage was authorised and an independent residence, it has no connection with the Dragon House Hotel and no condition tying Grooms Cottage to the Dragon House Hotel;
- The current proposal was 20% smaller than the house dismissed on appeal;
- The proposal would not be in open country side as the new house would be built within the curtilage of Grooms Cottage so is on brown field land;
- The Oak tree was pruned by the previous owner was not the subject of a TPO or in a Conservation area. Two new Oak trees would be planted in its place;

The Member's debate centred on the following issues;

- The Oak tree with some attention could be a nice looking tree and I would not like to see this coming down;
- Stone cladding would have been more appropriate than wood cladding as this was not traditional material for Somerset;
- Does not feel that the site had been looked at imitatively, and not a good use of the site;
- The whole site was a mess and needed improving;
- The site would not be seen from the A39;
- Concerns with water surface flooding;

Councillor C Morgan proposed and Councillor K Mills seconded a motion that the application be **Approved** subject to an additional condition 8 requiring; Prior to the erection of the dwelling hereby permitted, full details of the proposed means of disposal of surface water shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented prior to occupation of the dwelling hereby permitted and thereafter maintained as such

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/26/17/019 – Erection of first floor extension to the west elevation and two storey extension with balcony on the south elevation. 2 Pillory Cottages, Monks path, Old Cleeve, Minehead

Comments by members of the public;

- In Old Cleeve Parish Council's opinion the disproportionate and unbalanced appearance was harmful to the dwelling and the locality and did not meet policy BD3 of extension designs;
- The design in question with more skill and negotiation could be improved;
- The cantilena balcony was considered an alien feature;
- This application was harmful to the vernacular heritage in this location and was not compliant with policy BD3 extension design;
- Trees provided added overlooking issues;
- No comments received by neighbours;

The Member's debate centred on the following issues;

- Wording in the description needs amending;
- Pleased with the symmetry of the proposal;
- Welcomes the evolutionary change in the uniformity of these ex public sector houses;

Councillor P Murphy proposed and Councillor C Morgan seconded a motion that the application be **Approved** subject to the wording in the description being amended to read 'balcony on the **north** elevation'

The **motion** was carried

3/21/17/080 – Raising of the roof structure by 2 metres to increase the first floor living accommodation and create a second floor with balcony roof lights on the east and west elevations (amended scheme to 3/21/17/034) Flat 1, McDanas, Warren Road, Minehead

The Member's debate centred on the following issues;

- Confirmation required that only the design was being changed not the height and width of the building;
- Town Council were under the impression from the plans that the building was to be raised a further 2 metres, this was not the case;

Councillor K Turner proposed and Councillor P Murphy seconded a motion that the application be **Approved**.

The **motion** was carried.

Application No. 3/26/17/020 – Variation of condition No. 2 (approved plans) of application 3/26/14/017. Plot adjacent to Walnut Tree Cottage, Huish Lane, Washford, Old Cleeve, Watchet

Comments by members of the public;

- The application increases the size of the dwelling to a full three storey large dwelling on a small constrained site;
- Due to the site topography surface water could not be contained in the site;
- This was planning by stealth to the detriment of the locality;
- No considerations for the loss of parking for the adjoining property;
- Digging out the wall with further destabilise the bank which joins the proposed building;
- Adjoining property would now have to enter a party wall agreement which will mean that they have to spend money to try to protect their property;
- Parking issues;
- Dangerous road for children's walk to school;

The Member's debate centred on the following issues;

- Concerns with the retaining wall;
- Loss of parking;
- Unsure what we were being asked to approve;
- Was there sufficient parking for a three bedroom house;
- Surface water being discharged onto the highway;
- Concerns with sewage and water at Washford;
- Increase in footprint;
- Overdevelopment of the site;
- Reduction in amenity space for the residents of the site;

Councillor P Murphy proposed and Councillor R Woods seconded a motion that the application be **Refused**.

Reason

The application represents an overdevelopment of the site resulting in a significant reduction in private amenity space available to the future occupiers of the site. It is, therefore poorly designed, contrary to the National Planning Policy Framework.

The **motion** was carried.

P31 Exmoor National Park Matters

Councillor B Heywood reported that there was no meeting of the Exmoor National Park this month. The Committee was informed that Councillor M Dewdney had been appointed as new Chairman for Planning and that there would be a special all day planning meeting in October (date to be confirmed) in Lynton Town Hall for one application from the Lynton and Barnstaple Railway Company.

P32 Delegated Decision List (replies from Officers are in italic)

No queries raised

P33 Appeals Lodged

Appeal against the refusal of planning permission for the variation to planning permission 3/26/14/012 at The White Horse Inn, Torre Rocks, Washford, TA23 0JZ.

The original consent was to remove stables and storage shed from the site and erect a building in a similar place to provide three holiday units. The variation was to add a kitchen to the building and replace the three separate staircases with one staircase (planning application 3/26/17/008).

P34 Appeals Decided

3/37/17/001 – Erection of a first floor extension over the garage and carport to be used as an annex at The Outback, 9A Reed Close, Watchet, TA23 0EE – Appeal Allowed.

3/37/17/012 – Erection of a first floor extension over the garage and carport to be used as an annex (resubmission of 3/37/17/001) at The Outback, 9A Reed Close, Watchet, TA23 0EE – Appeal Allowed.

Councillor P Murphy mentioned that both appeals for The Outback, 9a Reed Close were allowed. And was interested which permission the applicant would use. He also queried whether there was any cost to the appeals and it was confirmed that there was none.

The meeting closed at 7:03pm