

## PLANNING COMMITTEE

### Minutes of the Meeting held on 31 October 2013 at 3.30 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 S J Pugsley
Councillor D D Ross	Councillor L W Smith
Councillor A H Trollope-Bellew	Councillor K H Turner

#### Officers in Attendance:

Planning Manager – Andrew Goodchild  
Deputy Planning Manager - Kenneth Taylor  
Planning Officer - Michael Hicks  
Committee Administrator – Linda Bulpin  
Legal Advisor – Brian Culverney - Mendip DC  
SCC Highway Officer – John Fellingham

#### **P052 Apologies for Absence**

There were apologies for absence from Councillor C Morgan and Councillor M A Smith.

#### **P053 Minutes**

**RESOLVED** that the Minutes of the Planning Committee Meeting held on 26 September 2013 - circulated with the Agenda be confirmed as a correct record. Proposed by Councillor E May and seconded by Councillor D D Ross and all present voted in favour.

#### **P054 Declarations of Lobbying**

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors	P057	3/21/13/084	Land at Ellicombe Meadow, Minehead	Objectors
Cllr E May	P057	3/39/13/029	Roughmoor Industrial Estate, Willton	Objectors
Cllr D D Ross	P057	3/21/13/084	Land at Ellicombe Meadow, Minehead	Supporters

#### **P055 Declarations of Interest**

There were no Declarations of Interest.

#### **P056 Public Participation**

Min No.	Reference No.	Application	Name	Position	Stance
P057	3/21/13/084	Land at Ellicombe Meadow, Minehead	Mrs T Frost	West Somerset Watchdogs	Objecting
P057	3/21/13/084	Land at Ellicombe Meadow, Minehead	Mrs Hutchings	Local Resident	Objecting
P057	3/21/13/084	Land at Ellicombe Meadow, Minehead	Mr K Marsh	Local Resident	Objecting
P057	3/21/13/084	Land at Ellicombe Meadow, Minehead	Mr Higgins	Local Resident	Objecting
P057	3/21/13/084	Land at Ellicombe Meadow, Minehead	Mr Williams	Local Resident	Objecting
P057	3/21/13/084	Land at Ellicombe Meadow, Minehead	Mrs Knee	Applicant's Agent	Supporting

P057	3/21/13/084	Land at Ellicombe Meadow, Minehead	Cllr Grierson	Ward Member	Commenting
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## **P057 Town and Country Planning Act 1990 and Other Matters**

Report Six of the Planning Team dated 23 October 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:

Owing to the high number of members of the public in the Chamber, the Chairman changed the running order of applications to be determined. Application 3/21/13/084 was heard first.

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

**3/21/13/084      Land at Ellicombe Meadow, Minehead**  
Erection of 29 Dwellings, 8 Apartments And Associated Parking and Landscaping. Construction of Access from Ellicombe Meadow And Laying Out of a Temporary Construction Access from Ellicombe Lane

#### **Objections raised by the speakers included:**

- Destruction of unique area/historical landscape
- Highway safety implications
- Loss on ancient hedgerows
- Impact on tourism
- Site adjoins Exmoor National Park
- Disruption during construction phase
- Number of properties for sale in Minehead
- Opposition to the development

#### **Supporting comments raised by the speakers included:**

- Sustainable development
- Pre-application discussions and consultations
- Condition Survey before and after proposed development
- Applicant will continue to work with Highway Authority

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

- Number of new homes required to be built in Minehead
- The identified need contained in the Housing Needs Assessment
- The length of the construction phase.
- Impact of construction traffic on the area
- Other possible means on access to the site by construction traffic
- Emerging Local Plan
- Maintenance of Public Open Space within the proposed site.

Cllr K Turner put forward a motion that a decision of approval be delegated to the Planning Manager. This was seconded by Cllr I Melhuish.

Cllr E May put forward an amendment to the motion that for the first half of the proposed development construction traffic accesses the construction site via Ellicombe Lane. This motion was seconded by Cllr K Mills. On the Chair's casting vote the motion was not carried.

A vote was then taken on first motion and the vote was carried.

**3/09/87/019 Foxes and Piggies, Lower Chilcott Farm, Chilcott Lane, Dulverton**  
Application to Discharge a Section 105 Agreement.

Councillor S Pugsley proposed and Cllr E May seconded that the application be **APPROVED** in accordance with the officers recommendation.  
All present **VOTED IN FAVOUR**.

**3/37/13/031 Lorna Doone Park, West Street, Watchet**  
Variation of Condition 2 on Planning Permission 3/37/13/015 in Order to make Minor Amendments to the Seven Houses.

Councillor E May proposed and Cllr K Turner seconded that the application be **APPROVED** in accordance with the officers recommendation.  
All present **VOTED IN FAVOUR**.

**3/39/13/029 Roughmoor Industrial Estate Williton**  
The Display of One Non-Illuminated Locational and Directional Business Directory Sign

Cllr E May proposed that a decision of approval be delegated to the Planning Manager. This was seconded by Cllr D Ross.  
All present **VOTED IN FAVOUR**.

**P058 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.

**P059 Delegated Decision List**

The Deputy Planning Manager answered questions arising from the report.

**P060 Appeals Decided**

<b>Appellant</b>	<b>Proposal and Site</b>	<b>Decision</b>
Mr J Plowright	Lime Street Buildings, Shurton Lane, Stogursey, Proposed Erection of New Essential Agricultural Workers Dwelling	Dismissed 18/09/2013
Mrs K Collier	Land at Trendle Lane, Bicknoller Erection of Barn, Re-siting of Field Shelter And Use of Land for Grazing Horses	Dismissed 14/10/2013

The Deputy Planning Manager reported that a preliminary notification had been received informing the Authority that the Solar PV Development at Aller Farm (refused at the September Planning Committee meeting) would be going to appeal.

The Chairman gave a vote of thanks to Ken Taylor, who was leaving the Authority today, for the exceptional contribution he had made to the Planning Team.

The meeting closed at 7.15 pm