

PLANNING COMMITTEE

Minutes of the Meeting held on 13 December 2018 at 2.15 pm

Present:

Councillor S J PugsleyChairman

Councillor I Aldridge
Councillor S Goss
Councillor A Hadley
Councillor B Heywood
Councillor I Jones

Councillor C Morgan
Councillor P Murphy
Councillor J Parbrook
Councillor K Turner
Councillor R Woods

Officers in Attendance:

Planning Officer (Conservation) – Liz Peeks
Tim Burton Assistant Director Planning and Environment
Sue Keal – Planning Officer
Alex Lawrey – Planning Officer
Nick Hill, Legal Advisor Shape Partnership Services
Democracy and Governance Case Manager – Tracey Meadows

P50 Apologies for absence

There were apologies for absence from Councillors S Dowding, K Mills and T Venner

P51 Substitution – Councillor Hadley for Councillor K Mills

P52 Minutes

Resolved that the minutes of the Planning Committee Meeting held on the 8 November 2018 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor C Morgan, seconded by Councillor K Turner

The **Motion** was carried,

P53 Declarations of Interest or Lobbying

P55	3/37/17/007	Change of use of land from residential to the siting of two caravans for tourism use. Land to the west of West Bay Park, West Street Watchet, TA23 0BJ	Clara Mann Jan Martin Shelia Pont Phil Gannon Mr D Davies Lesley Norris	Local residents	objecting
P55	3/37/18/026	Installation of roof window to rear elevation. 8 Swain Street, Watchet, TA23 0AB	Chris Mitchell	Mitchell Architects	In favour

P55 Town and Country Planning Act 1990 and Other Matters

Report seven of the Planning Team dated 5 December 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:

Councillor S Pugsley nominated Councillor K Turner to take the Vice-Chairman seat for this meeting

Reference Location, Proposal, Debate and Decision

Application No. 3/39/17/028 Variation of Condition No. 10 (opening hours) of application 3/39/14/002, Doniford Farm Park, Doniford Road, Watchet, TA23 0TQ

Comments by members of the public;

- No the right venue for this quiet and rural area;
- There would be increased traffic to the area;
- The applicants did not reside on the premises;
- Applicants had a total disregard for planning regulations;
- Light and noise pollution would be detrimental to wildlife;

- The proposal would not benefit tourism;
- No evening bus service so private cars would need to be used;
- The rural area has a predominantly retired population;
- Anti-social behaviour of customers;
- Concerns with the noise and disruption to nearby neighbours;
- Business employed local people;
- Only local produce used;
- Venue accessible for all walks of life;
- Excellent local views;
- Friendly and helpful staff;
- The venue is regularly used by Car boot sellers;
- Brings tourism to the area;

The Member's debate centred on the following issues;

- Noise issues with people leaving the venue at night;
- Impact on the local neighbours and residents;
- Impact on the local wildlife;
- Concerns that this would change that nature of the business;
- Impact on the historic setting;
- The business was good for tourism;
- Business employed local people;
- Concerns with the increased traffic;
- Concerns on the impact on Bats;
- Concerns that private parties were happening on the site without planning permission;

Councillor B Heywood proposed and Councillor S Goss seconded a motion that the application be **REFUSED** that motion failed.

Councillor R Woods proposed and Councillor S Goss seconded an amendment to the motion for the application to be approved as per Officer recommendation for the use hereby approved shall not be carried on outside the hours of 9am-8pm Monday to Sunday inclusive. No customer shall be served or remain on the premises outside of these hours. There shall be a maximum of 10 live/amplified music events per calendar year. That amendment failed

Councillor P Murphy proposed and Councillor C Morgan seconded a motion that the application be **APPROVED** as per Officer recommendation with an amendment to the opening hours from 9am-11pm. Councillor K Turner proposed and Councillor J Parbrook seconded a proposal for an amendment to the proposal for the opening hours to be between 8am-10pm

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/05/18/009 Outline planning permission with some matters reserved, except for access for the erection of 3 dwellings. Land to the south of Garlands, Withycombe Lane, Withycombe TA24 6RF

The Member's debate centred on the following issues;

- Concerns that there were no affordable housing coming forward on the site;
- Disappointment that there were two separate applications for the site;
- Highway safety;
- Impact on residential amenity;

Councillor K Turner proposed and Councillor J Parbrook seconded a motion that the application be **Approved**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. Application No. 3/32/18/037 Change of use to caravan site for touring caravans, motorhomes and tents (retention of works undertaken). Lawson Farm, Shurton Lane, Burton, Stogursey, TA5 1QB

Comments by members of the public;

- The area was a safe environment for the parish school children to fish;
- The camping field had been successful;
- A Centre of Excellence had been received for the site;
- This was an enhancement of the area;
- Letters of support had been received from local businesses;
- Small businesses like this need to be encouraged;
- Business employed local people;
- Promoted tourism in the area;
- Young families need to be encouraged to move to the Parish;
- The campsite was important to the village;

The Member's debate centred on the following issues;

- Concerns that this was a substantial development in a rural community;
- Concerns that access to the site was on a bend;

Councillor C Morgan proposed and Councillor S Goss seconded a motion that the application be **DEFERRED** for a site visit to examine issues including access to the site.

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/37/17/007 Change of use of land from residential to the siting of two caravans for tourism use. Land to the west of West Bay Park, West Street, Watchet TA23 0BJ

Comments by members of the public;

- Unauthorised earth works were taking place on site;
- West Park Bay was protected under the Mobile Homes Act;
- Increased traffic movement;
- Site unsafe for visitors due to sheer drops;
- Planning process ignored;
- This would set a precedent;
- Geological report of the site was needed;
- Drainage, water and power would expedite the already costal erosion of the site;
- The site was a residential park for the over 50's, people have bought properties on this understanding;
- There was no Warden on site to ensure good behaviours from tenants;
- Access through West Bay Park would be needed to access the town;
- Security issues for West Bay residents;

The Member's debate centred on the following issues;

- The site was dangerous for Tourists;
- Site was unsuitable and unstable for development;
- Vehicles emerging from the site would encounter difficulties;
- This was a residential site for the over 50's;
- More data was needed on the status of the land;
- Concern with bringing more vehicles onto the land;

Councillor P Murphy proposed and Councillor C Morgan seconded a motion that the application be **REFUSED**

The **motion** was carried

Reason

In the opinion of the Local Planning Authority the proposed use of the land for the siting of two caravans for tourism use together with the access road to the caravans will be on land that forms the cliff top and is known to be unstable due to cliff erosion (as outlined in the risk assessment attached to the submitted geotechnical inspection dated 20 July 2018). The proposal is therefore not in accordance with policy NH9 of the West Somerset Local Plan.

Reference Location, Proposal, Debate and Decision

**Application No. 3/37/18/026 Installation of roof window to rear elevation. 8
Swain Street, Watchet, TA23 0AB**

Comments by members of the public;

- Installation of a roof window would benefit the appearance of the building;
- The Officers recommendation did not comply with the NPPF;

The Member's debate centred on the following issues;

- Application was in a Conservation area;
- The roof light was off centre to the roofs of the surrounding buildings;
- The room could be used quite adequately without the roof light;

Councillor P Murphy proposed and Councillor J Parbrook seconded a motion the application be **REFUSED**

The **Motion** was carried

Reasons

1. In the opinion of the Local Planning Authority the installation of a conservation roof light in the position proposed would lead to visual clutter to the uniform character and appearance of the roof and the adjoining roofs and would jar with the uniformity of the roof due to the position of the proposed roof light between two dormers. This would cause less than substantial harm to the significance of the listed building but the minimal public harm does not outweigh the harm. The proposal was therefore not in accordance with policies NH1 and NH2 of the West Somerset District Local Plan and the National Planning Policy Framework in particular Chapter 16.
2. In addition the installation of a conservation roof light in the position proposed would lead to visual clutter to the uniform character and appearance of the roof and the adjoining roofs and would jar with the uniformity of the roof due to the position of the proposed roof light between two dormers. This would not preserve the character and appearance of Watchet Conservation Area. The proposal was therefore not in accordance with policy NH2 of the West Somerset District Local Plan and the National Planning Policy Framework, in particular Chapter 16.

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 4 December 2018 of the Exmoor National Park Planning Committee. This included;

6/14/18/104 - Proposed change of use of agricultural land to site one shepherd's hut for private leisure use. Retrospective (Full) – Land West of Larkbarrow Corner, Exford, Minehead, Somerset; Resolved that the hut could stay for the lifetime of the applicant in the same place and in the same colour and then to be removed; Approved;

6/42/18/110 proposed removal of a single earth bank running from Sparrow Lane to the east side of High Leys field. Retrospective. Re-submission of application 6/42/17/106 (Full) – Foxtwitchen House, Sparrows Lane, Withypool, Somerset; Approved

62/11/18/012 - Proposed replacement of timber fascia's and windows with UPVC alternative (Full) – Brendon & Countisbury Village Hall, Brendon, Lynton, Devon; Approved

Land formally part of Higher Woolcotts Farm, Brompton Regis – to inform the Authority of the planning position with untidy land and to authorise prosecution in respect of the non-compliance with the Section 215 (Untidy Land) Notice. The recommendation was to authorise Officers to commence Court proceedings through the Authority's Solicitor to seek to remedy the harmful effect on the area caused by the untidy land, in the interests of the character and appearance of this part of the National Park landscape, by prosecution for non-compliance with the Notice. Approved to go ahead with Court proceedings;

Application on pink papers to approve the sale of two parcels of land at Weddon Cross which the Authority owned and wished to dispose of much discussion took place on the smaller of these two pieces as a possibility of a site for two houses. Having being alerted that there was an existing plot close by and movement's were underway to build on it, Members were reassured and agreed to the recommendation.

No appeals lodged or decided upon

P57 Delegated Decision List

Questions were raised and answered

P58 Appeals Lodged

No appeals lodged

P59 Appeals Decided

Appeal against the refusal of the erection of a music workshop, display facility kitchen/server, toilets and entrance hall with one two-bedroom first floor flat (resubmission of 3/21/16/030) on land to the rear of 15 and 15A Quay Street, Minehead (application No. 3/21/17/125) – appeal dismissed.

The meeting closed at 5.20pm

DRAFT