

PLANNING COMMITTEE

Minutes of the Meeting held on 29 March 2018 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge	Councillor C Morgan
Councillor S Dowding	Councillor J Parbrook
Councillor S Goss	Councillor K Turner
Councillor B Heywood	Councillor T Venner
Councillor K Mills	

Officers in Attendance:

Planning Officer (Conservation) – Elizabeth Peeks
Assistant Director Planning and Environment – Tim Burton
Planning Officer – Sue Keal
Legal Advisor – Brian Convery– Shape Partnership Services
Democratic Services Officer – Tracey Meadows

P81 Apologies for absence

There were apologies for absence from Councillors S Goss, I Jones, A Kingston-James, P Murphy and R Woods

Substitution

Cllr A Hadley for Cllr R Woods

P82 Minutes

Resolved that the Minutes of the Planning Committee Meeting held on the 22 February 2018 circulated at the meeting be confirmed as a correct record.

The **motion** was carried.

P83 Declarations of Interest or Lobbying

Councillor K Turner declared that he had been lobbied at the last meeting for application No. 3/06/17/002, but not for this meeting. Councillor B Maitland-Walker declared that she had been telephoned by one of the objectors for application No. 3/05/18/001. She declared that she would speak on their behalf.

P84 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P85	3/05/18/001	Erection of balcony and porch to principle and elevation plus timber decking (retention of works already undertaken). Newlands, Carhampton Road, Carhampton, Minehead	Mr N Smythe Mr R Emms	Neighbour Neighbour	Objecting Objecting
P85	3/06/17/002	Change of use of agricultural to equestrian, erection of 1 No. stable/barn with formation of access track. Land at un-named road, Mill Lane to Scotts hill, Clatworthy, Somerset	Faye Constable Mrs Norma Martin	Applicant's daughter Clatworthy Parish Council	Infavour Objecting
P85	3/09/17/005	Erection of 1 No. detached dwelling with garage and associated works. Land between No's 6 and 8 Battleton, Dulverton			

P85 Town and Country Planning Act 1990 and Other Matters

Report nine of the Planning Team dated 21 March 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

3/05/18/001 – Erection of balcony and porch to principal elevation plus timber decking (retention of works already undertaken). Newlands, Carhampton Road, Carhampton, Minehead

The Member's debate centred on the following issues;

- Concerns that the decking area was unappealing;
- The decking outside the window would not mean any further overlooking onto other properties;
- The amended application was welcomed as it alleviated residents concerns;

Councillor C Morgan proposed and Councillor B Maitland-Walker seconded a motion that the application be **Approved** with an amendment to condition 2 on the late correspondence sheet to read; The lower level of the decking area and the wooden fences on the north and west boundaries of the upper section of the decking area shall be removed within three months of the date of this permission.

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/06/17/002 - Change of use of agricultural land to equestrian, erection of 1 No. stable/barn with formation of access track. Land at un-named road, Mill Lane to Scotts Hill, Clatworthy, Somerset

Comments by members of the public;

- Concerns with the suitability of stabling, access track, location and size of the building;
- Concerns with caring for animals at a distance;
- Concerns with the increase of traffic on the road;
- There were no other buildings not associated with a farms in this area;
- No one in Clatworthy was in support of this application;
- Concerns that this would set an unwarranted precedent in Clatworthy;
- The application would not be seen from the main road or surrounding areas;
- The gateway had been graded with natural shale to reduce the steep entry and a small amount of the bank had been cut level at the entrance only ;
- Positive feedback had been received by horse riders and dog walkers who could now pass safely;
- Travel from Watchet to Clatworthy was not a planning consideration;
- The correct permissions had been sought for this application;

The Member's debate centered on the following issues;

- Concerns that this area of Clatworthy was one of the hidden gems of Somerset, which should not be spoilt;
- The application could be seen from certain vantage points in Clatworthy;
- There would not be an issue with this application if it had been for an agricultural building;
- Concerns with building by the back door;
- The application did not feel that it was out of keeping with the area;
- The building would detract from the landscape;
- The change of use of this site would deter development by stealth;
- The Applicant traveling from Watchet to Clatworthy was not a planning matter;

Councillor Turner proposed and Councillor Venner seconded a motion that the application be **Refused** on the impact, quality and integrity of the landscape. The motion was lost.

Councillor Morgan proposed and Councillor Mills seconded a motion that the application be **Approved**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

3/09/17/005 – Erection of 1 No. detached dwelling with garage and associated works. Land between No's 6 and 8 Battleton, Dulverton

Comments by members of the public;

- Earlier concerns regarding the safe walking route into Dulverton were now mitigated;
- The proposal would make good use of this redundant site;
- The proposal conformed to the contemporary design of the area;

The Member's debate centred on the following issues;

- Pleased to see that previous concerns with the site had been alleviated;
- The proposal was exciting and innovative;
- The proposal was making good use of the site;
- The extra bit of pavement would be of benefit to the existing residents safety;
- Concerns with the septic tank and Soakaways and where this would be sited;
- Concerns with the water run-off from the development onto the Highway;

Councillor Heywood proposed and Councillor Morgan seconded a motion that the application be **Approved** with a further condition to be added to the recommendation with regards to surface water drainage.

The **motion** was carried

Reference Location, Proposal, Debate and Decision

3/39/18/002 – Siting of a static caravan and installation of a metal fence (retention of works already undertaken). Doniford Farm Park, Doniford Farm, Doniford Road, Watchet

Application Deferred

P86 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 6 March 2018 of the Exmoor National Park Planning Committee. This included:

The Exmoor National Park Planning Committee was held in Lynton Town Hall

62/50/16/001 Proposed re-instatement of railway line and ancillary development. Land between Killington Lane and Blackmoor Gate, Parracombe, Barnstaple, Devon

62/50/16/002 Proposed erection of engine shed (1749sqm), formation of railway sidings and change of use of agricultural barn to railway workshop. Rowley Moor Farm, Kentisbury, Barnstaple, Devon

62/50/16/003 Proposed change of use of site of former hotel to railway car park with 162 car parking spaces and pedestrian underpass to station. Site of former Blackmoor Gate Hotel, Blackmoor Gate, Barnstaple, Devon

62/50/16/004 Proposed demolition of public toilets and shelter, relocation of public car park, erection of new toilets and interpretation building together with provision of temporary public car park (amended description). Site of current public car park, Blackmoor Gate, Barnstaple, Devon

62/50/16/005 Proposed erection of two semi-detached dwellings replacing bungalow demolished to allow re-instatement of railway line - one local needs affordable and one for occupation by railway staff. The Halt, Parracombe, Barnstaple, Devon

62/50/17/002 Proposed temporary use of part of existing highways depot as Materials Recycling Centre in connection with reinstatement of phase IIA of the Lynton and Barnstaple Railway. Beacon Down Depot, Parracombe, Devon

P87 Appeals Lodged

Appeal against the refusal of planning permission for the erection of 1 No. dwelling and associated works at Combe Water, 29 Manor Road, Alcombe, Minehead, TA24 6EJ (application 3/21/17/091).

Appeal against the refusal of planning permission for an outline planning application with all matters reserved except for means of access for the erection of 1 No. dwelling in the garden to the rear at 22 Whitecroft, Williton, TA4 4RX (application 3/39/17/014).

Appeal against the refusal of planning permission for the erection of one dwelling with detached garage and associated works at Magnolia House, Abbey Road, Washford, TA23 0PR (application 3/26/17/017)

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

P88 Appeals Decided

No appeals decided

The meeting closed at 6.10pm