

SWT Planning Committee - 14 January 2021 held via Zoom Video Conference

Present: Councillor Simon Coles (Chair)

Councillors Marcia Hill, Ian Aldridge, Mark Blaker, Dixie Darch, Roger Habgood, John Hassall, Mark Lithgow, Chris Morgan, Craig Palmer, Andrew Sully, Ray Tully, Brenda Weston and Loretta Whetlor

Officers: Rebecca Miller (Principal Planning Specialist), Martin Evans (Shape Legal Partnership), Jeremy Guise (Planning Specialist), Chris Mitchell (Planning Specialist), Maureen Pearce (Conservation Officer) and Tracey Meadows (Democracy and Governance)

Also Present: Councillor Norman Cavill

(The meeting commenced at 1.00 pm)

117. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 10 December 2020, circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 10 December 2020 be confirmed as a correct record.

Proposed by Councillor Hill, seconded by Councillor Lithgow

The **Motion** was carried.

118. Declarations of Interest or Lobbying

Members present at the meeting declared the following personal interests in their capacity as a Councillor or Clerk of a County, Town or Parish Council or any other Local Authority:-

Name	Item No	Description of Interest	Reason	Action Taken
All Cllrs declaration	Item No. 7	Correspondence from Agent and Applicant	Personal	Spoke and Voted
Cllr C Palmer	Item No's 5&6	Chair of Minehead Town Council's Planning Committee. Discretion 'not fettered'	Personal	Spoke and Voted
Cllr R Tully	Item No. 7	Ward Member for West	Personal	Spoke and Voted

		Monkton and Member of West Monkton PC. Discretion 'not fettered'		
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119. **Public Participation**

Application No.	Name	Position	Stance
48/20/0041	Mr & Mrs Jones	Applicants	in favour
48/20/0041	Cllr Cavill	Ward Member	In favour

120. **48/20/0041**

Erection of first floor extension at Walford Lodge, Bridgwater Road, West Monkton, Taunton

Due to technical issues the order of the agenda was reorganised. Application 48/20/0041 was presented first

Comments by members of the public included:

- The applicants were keen to ensure that the development would not affect the character of the original lodge house and the local area;
- Advice received from qualified heritage consultant stated that the lodge could not be regarded as a curtilage listed building;
- The extension would only be viewed once you passed the lodge;
- Creating visual separation and differentiating the colours between the lodge and the extension would enhance the prominence of the lodge and enable it to be seen in its original form;
- The proposal would result in no conflict with the NPPF of the Local Plan Policies;
- Neighbours and the Parish Council were happy to support the application;
- The building was a huge asset for the village;
- The development ensures long term sustainability for the building;

Comments by members included:

- Concerns with the visual impact of the development;
- The development should be sympathetic to the lodge;
- The development changes the concept and historic value of the existing building;
- The development dominates the existing building;
- Concerns that the development would lose the historic value of the building;
- The development would enhance the area;

- The original Mansion house was now flats. The development would be a natural progression to the lodge;

Councillor Hill proposed and Councillor Morgan seconded a motion for the application to be **REFUSED** as per Officer Recommendation.

The motion was carried.

121. **3/21/20/081**

Change of use from B1a to C3a, Market House, The Parade, Minehead

Application 3/21/20/081 and 3/21/20/082LB were presented together and voted on separately

Comments from Members included:

- Concerns with the lack of parking in the area;
- The location of the kitchen would need to change as damage by cooking would cause damage to the barrel vaulted former Council Chamber;
- The development needed to be energy efficient and viable;
- The clock tower needed to be restored to its former glory as it changed the look of the tower;
- Concerns with local transport infrastructure;

Councillor Morgan left the meeting at 2pm and returned at 2.35pm

Councillor Hill proposed and Councillor Habgood seconded a motion that permission be **GRANTED** as per Officer Recommendation.

The motion was carried.

122. **3/21/20/082 LB**

Internal and external alterations to form 1 No. dwelling. Market House, The Parade, Minehead

Councillor Hill proposed and Councillor Habgood seconded a motion for Listed Building Consent to be **GRANTED** as per Officer Recommendation;

The motion was carried.

123. **Latest appeals and decisions received**

Latest appeals and decisions received noted.

(The Meeting ended at 3.05 pm)