

SWT Planning Committee - 4 February 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), Alex Lawrey (Planning Specialist), Chris Mitchell (Planning Specialist), Denise Todd (Planning Specialist) and Tracey Meadows (Democracy and Governance)

Also Present: Councillors Bolton and Hadley in connection with application 3/21/20/093

(The meeting commenced at 1.00 pm)

124. Minutes of the previous meeting of the Planning Committee

(Minutes of the meeting of the Planning Committee held on 14 January 2021 circulated with the agenda)

Resolved that the minutes of the Planning Committee held on 14 January 2021 be confirmed as a correct record.

Proposed by Councillor Hill, seconded by Councillor Lithgow

The **Motion** was carried.

125. 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	Application No.	Description of Interest	Reason	Action Taken
Cllr C Palmer	3/21/20/093	Correspondence regarding item 6 and Chair of Minehead Council's Planning Committee. Discretion not fettered.	Personal	Spoke and Voted
Cllr A Sully	25/20/0018	Ward Member	Personal	Spoke on the application but did

not vote.

126. **Public Participation**

Application No	Name	Position	Stance
14/20/0053	E Holland	Applicant	In favour
3/21/20/093	Mr & Mrs Atkins	Local resident	Objecting
	M Ramfry	Local Resident	Objecting
	J Hendry Pickup	Managing Director of Butlins	In favour
	Cllr P Bolton	Minehead TC	Objecting
	Cllr A Hadley	Minehead Central Ward	In favour
25/20/0018	C Jones	Local Resident	In favour
	Colliers	Agent	In favour
	Cllr A Sully	Ward Member	In favour

127. **14/20/0053**

Conversion of garage with raising of roof and insertion of first floor for use as a home office and ancillary accommodation at Barnoaks, Worth Lane, Creech St Michael

Comments by member of the public included;

- The proposal was that of an ancillary accommodation and not a new dwelling;
- Less traffic movement, pollution and reduction in carbon emissions on the public highway;
- No objections to the proposal had been received;
- The proposal would not damage the character of the main dwelling or surroundings;
- The proposal would enhance the appearance of the main dwelling, curtilage and street scene;
- There were no windows above ground floor level therefore no loss of privacy to the residents;
- The proposal would not extend the existing footprint, making it subservient to the main dwelling;

Comments by Members included;

- The proposal was not sympathetic to the area;
- Overbearing development;
- Out of character for the area;
- The proposal was not subservient to the existing dwelling;

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

The **motion** was carried.

128. **3/21/20/093**

Erection of a temporary building to accommodate performance stage and seating for a period of up to 3 years at Butlins, Somerwest World, Warren Road, Minehead

Comments by members of the public included;

- Concerns that the noise from the camp had been getting progressively worse and more prolonged over the last few years;
- Concerns that feelings of well-being and mental health issues were affecting the residents;
- The proposal should have the correct soundproofing with the proviso that no doors /windows were to be left open;
- Reassurance needed from the operators that the electronic limiter could not be overridden;
- Requested that Butlins respect any requests made to lower the noise levels as part of their duty of care;
- Could Butlins provide a written guarantee that No electric live music activity would take place in the proposed venue as musicians were able to control their own amplified sound levels which could exceed the ones set;
- Butlins was an integral part of the town, providing employment, tourism opportunities and revenue to the local area;
- The proposal would add an additional entertainment venue to a high-quality temporary building which would be acoustically secure, air filtered and visually in keeping with the rest of the Resort;
- Accommodating the venue within the building would provide a weather proofed facility for guests whilst minimising noise from the performance schedule;
- A detailed noise impact assessment model has been commissioned to model the potential noise effects with the construction of the walls and roof of the building being designed to reduce noise;

Comments by Members included;

- This application was only temporary for 3 years and was essential to protect employment and tourism in Minehead;

- Pleased that Butlins were being very forward thinking in keeping Butlins going through this pandemic;
- Concerns with the extra people on site;
- Noise impact concerns, no acoustic report;
- Concerns with flooding;
- Concerns with the distance of the individual seating family pods and the sound levels;
- Concerns with additional traffic on the A39 if this proposal was open to the wider public not just those holidaying in Butlins;

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

The **motion** was carried.

129. **25/20/0018**

Conversion of outbuilding to 1 No. detached dwelling within the domestic garden of Pen Elm, Minehead Road, Norton Fitzwarren (resubmission of 25/19/0023)

Comments from members of the public included;

- The stable building was a lovely old building that needed to be restored sympathetically;
- The conversion would benefit the surrounding area;
- The site was a sustainable location for an additional dwelling;
- No letters of objection had been received from the Parish Council or local residents;
- Concerns with the holding objection;

Comments from Members included;

- Concerns with the HRA issue;
- Concerns that policies had been twisted to suit the application;
- Concerns with the development's effect on the Somerset Levels and Moors Ramsar site;

At this point in the meeting a 30 minute extension was proposed and seconded.

- Concerns with development in the countryside;
- Highway concerns;
- No change from the original application;
- One extra building in this area would not make any difference with all the house building work going on in Norton Fitzwarren;

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

The **motion** was carried.

130. **Latest appeals and decisions received**

Latest appeals and decisions noted.

(The Meeting ended at 4.47 pm)