

PLANNING COMMITTEE

Minutes of the Meeting held on 28 March 2019 at 4.30pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-Walker.....Vice-Chairman

Councillor I Aldridge	Councillor K Mills
Councillor S Dowding	Councillor C Morgan
Councillor S Goss	Councillor P Murphy
Councillor B Heywood	Councillor J Parbrook
Councillor I Jones	Councillor K Turner
	Councillor R Woods

Officers in Attendance:

Planning Officer (Conservation) – Liz Peeks
Tim Burton – Assistant Director – Planning & Environment
Guy Mandry Legal Advisor Shape Partnership Services
Planning Officer – Alex Lawrey
Planning Officer – Andrew Penna
Governance and Democracy Case Manager– Tracey Meadows

The Chairman offered his thanks to the Assistant Director for Planning & Environment, Tim Burton and Planning Officer for Conservation, Liz Peeks for all their support and help over the years.

P77. Apologies for absence

There were apologies for absence from Councillors A Kingston-James and T Venner

P78. Minutes

Resolved that the minutes of the Planning Committee Meeting held on the 7th February 2019 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor K Turner, seconded by Councillor I Aldridge

The **Motion** was carried

Resolved that the minutes of the Planning Committee Meeting held on the 28th February 2019 circulated at the meeting be confirmed as a correct record with a correction to the declarations of interest by Cllr K Mills regarding additional information on application No. 3/02/18/004. This declaration has been added to the declarations of interest on the meeting of the 28 March 2019.

Proposed by Councillor K Turner, seconded by Councillor B Heywood

The **Motion** was carried

P79. Declarations of Interest or Lobbying

Councillor K Mills declared that she had been given additional information on application 3/26/18/014. Councillor S Goss declared that she had been lobbied on application 3/32/18/035. Councillor S Goss also declared that she had made a comment as a Ward Member which was a neutral comment and maybe predisposition but was yet to make any decision regarding which way she would vote. She declared that she would listen to the debate and then make up her mind.

P80. Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P81	3/21/18/020	Erection of 40 dwellings with associated roads, gardens and parking. Land at Seaward Way, Minehead, TA24 6DF	Dr Teresa Bridgeman	West Somerset Flood Group	Objecting
			Paul Walker-Jones	Mitchell Architects	Infavour
			Mukhtar Ali	Magna Housing Hydrock engineers	Infavour Infavour
			John Cracknell		
			Cllr A Hadley Cllr K Turner		
P81	3/07/18/001	Installation of an air source heat pump and associated equipment, The Old Forge, Park Lane, Carhampton, TA24 6NL			
P81	3/07/19/002	Installation of an air source heat pump and associated equipment. The Old Forge, Park Lane, Carhampton, TA24 6NL			
P81	3/07/18/015	Replacement windows to include heritage double glazing and the installation of secondary glazing on the single glazed windows to be retained. Lawford Farm,			

		Stickle Hill, Crowcombe, Taunton, TA4 4AL			
P81	3/21/19/009	Installation of a wood burner flue (retention of works undertaken). Salamander Cottage, 23 Parks Lane, Minehead, TA24 5NU	David Harwood – Smith	Applicant	Infavour
P81	3/26/18/013	Erection of timber storage building for logs, dodder and equipment. St Pancras Orchard, Abbey Road, Hungerford, Washford, TA23 0LD			
P81	3/26/18/014	Erection of 1 No. Dwelling for agricultural worker, 3 No. agricultural buildings and formation of access track (retention or works already undertaken). Gracepits Farm, Lodge Rocks Cross to Forces Garden, Old Cleeve, Minehead, TA24 6QX	Mrs Georgina Waldron-Lock	Applicant	Infavour
P81	3/32/18/034	Various internal and external alterations. Shurton Lodge, Shurton Lane, Stogursey, TA5 1QF	James Lyfield	Agent	Infavour
P81	3/32/18/035	Conversion of storehouse into 2 holiday lets, former Gardner's Cottage and outbuilding to be converted to ancillary accommodation, erection of detached garage, retention of 3 bird of prey shelters and erection of a two storey extension to the rear of the house. Shurton Lodge, Shurton Lane, Stogursey, TA5 1QF	James Lyfield	Agent	Infavour

P81. Town and Country Planning Act 1990 and Other Matters

Report Ten of the Planning Team dated 20 March 2019 (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

Application No. 3/21/18/020 - Erection of 40 no. dwellings with associated roads, gardens and parking. Land at Seaward Way, Minehead, TA24 6DF

Comments by members of the public;

- High risk of flooding as the development was below sea level;
- Floor levels were to be built well below predicted SFRA 2010 sea levels;
- Significant work needs to be done on sea defences;
- More due diligence was required from the applicant and owner of the site;
- Hydrock had worked with the EA to make sure the site was viable and the development could go ahead;
- EA withdrew formal objection;
- Magna were here for the long term to deliver low cost housing for the people in Minehead;
- The proposals were the best of both worlds for the people of Minehead;
- Assists the affordable housing need;
- Local houses, local people, local jobs;

The Member's debate centred on the following issues;

- Development brings benefits to the local community;
- Pleased that 24 dwellings were for social rent;
- Full confidence in Hydrock report;
- This piece of land has always been waterlogged;
- Concerns with high tide and rainfall;
- There were other sites more suitable for this development;
- Parking issues;
- Concerns that there could be insurance implications for residents;
- Concerns with floor levels;

Councillor B Maitland-Walker proposed and Councillor I Aldridge seconded a motion for an amendment to condition 5 for the finished floor levels for the proposed residential houses and the joining commercial units to be set no lower than 7.15mAOD in line with the Premier Inn and Lidl's and 2, following resilient and resilience measures should be implemented. A further informative in the statement of positive working that any tree or hedge planting will be kept at a minimum from the rear edge to ensure that the root system do not impede the flow;

The **Motion** failed

Councillor B Heywood proposed and Councillor K Mills seconded a motion that the application be **APPROVED**

The **Motion** was carried

At this point in the meeting Cllr J Parbrook left the chamber and the Committee took a break.

The meeting resumed at 6pm

Reference Location, Proposal, Debate and Decision

Application No. 3/05/19/001 – Installation of an air source heat pump and associated equipment. The Old Forge, Park Lane, Carhampton, TA24 6NL

The Member's debate centred on the following issues;

- Noise concerns;
- Concerns with air source pumps on a listed building;

Reference Location, Proposal, Debate and Decision

Application No. 3/05/19/002 – Installation of an air source heat pump and associated equipment. The Old Forge, Park Lane, Carhampton, TA24 6NL

Councillor B Maitland-Walker proposed and Councillor K Mills seconded a motion that the applications be **APPROVED**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/07/18/015 – Replacement windows to include heritage double glazing and the installation of secondary glazing on the single glazed windows to be retained. Lawford Farm, Stickle Hill, Crowcombe, Taunton, TA4 4AL

The Member's debate centred on the following issues;

- The Heritage windows would need trickle vents installed to combat damp;

Councillor S Pugsley proposed and Councillor B Heywood seconded a motion that the application be **APPROVED**

The **Motion** was carried

Reference Location, Proposal, Debate and Decision

Application No. 3/21/19/009 – Installation of a wood burner flue (retention of works undertaken) Salamander Cottage 23 Parks Lane, Minehead, TA24 5NU

Comments by members of the public;

- Property has no gas;
- The Flue was painted black to lessen its appearance;
- Smokeless fuel and hardwood used as per Defra strategy;

The Member's debate centred on the following issues;

- Concerns with health issues emitted into the air effecting neighbouring properties;
- Stressed that Environmental Health advice needed to be heeded on health grounds;

Councillor K Turner proposed and Councillor P Murphy seconded a motion that the application be **REFUSED**

The **Motion** was carried

Reason

Due to the proximity of 8 The Parks and the location of the flue in relation to the first and second floor windows of 8 The Parks, the retention of the flue had an adverse impact on the amenities of 8 The Parks and the health of the occupants due to the emissions from the flue. The proposal was therefore not in accordance with policy NH9 of the West Somerset Local Plan to 2032 and Chapter 8 of the NPPF (February 2019).

Application No. 3/26/18/013 – Erection of a timber agricultural storage building for logs, fodder and equipment. St Pancras Orchard, Abbey Road, Hungerford, Washford, Watchet, TA23 0LD

The Member's debate centred on the following issues;

- Concerns with the poor visibility splays;

Councillor K Turner proposed and Councillor B Heywood seconded a motion that the application be **APPROVED**

The **Motion** was carried

Application No. 3/26/18/014 – Erection of 1 No dwelling for agricultural worker, 3 No. agricultural buildings and formation of access track (retention of works already undertaken) Gracepits Farm, Lodge Rocks Cross to Forches Garden, Old Cleeve, Minehead, TA24 6QX

Comments by members of the public;

- Development would allow the business to continue;
- Business was viable with a long term future;
- Contributes to the local economy;

The Member's debate centred on the following issues;

- Pleased that the business was thriving;

Councillor K Mills proposed and Councillor K Turner seconded a motion that the application be **APPROVED**

The **Motion** was carried

At this point Cllr I Jones left the Chamber

Application No. 3/32/18/034 – Various internal and external alterations. Shurton Lane, Stogursey, TA5 1QF

Application No. 3/32/18/035 – Conversion of storehouse into 2 holiday lets, former Gardner's Cottage and outbuilding to be converted to ancillary accommodation, erection of detached garage, retention of 3 bird of prey shelters and erection of a two storey extension to the rear of the house. Shurton Lane, Stogursey, TA5 1QF

Comments by members of the public;

- Development brings the barns and ancillary's back into use;
- Holiday lets would preserve the heritage assets;
- No traffic issues;
- The site was not overdeveloped;

The Member's debate centred on the following issues;

- Pleased that the buildings would not fall into dilapidation;
- Concerns that tourism in the area has dropped;
- Concerns that the site was accessed through a ford which would be hard to access in heavy rain;
- Substantial development in a rural area;
- Concerns that these buildings would fall into disrepair if the development was refused;

- Excellent scheme;

Councillor K Mills proposed and Councillor R Woods seconded a motion that the application be **APPROVED**

P82. Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 5 March 2019 of the Exmoor National Park Planning Committee. This included;

6/14/17/103 - Proposed replacement of two semi-detached dwellings with a single farm manager's dwelling (Full) – Wintershead Cottages, Simonsbath, Somerset;

6/10/18/116 - Proposed erection of detached annex to provide ancillary accommodation (Householder) – Dunstercombe, Old A39 Ellicombe, Dunster, Somerset;

No Appeals lodged

P83. Delegated Decision list

Questions were asked and answered by Officers;

P84. Appeals Lodged

Appeal against the refusal of planning permission for an outline planning application with all matters reserved, except for access, for the erection of a detached two-bed dwelling on land to the rear of 1 Winsors Lane, Carhampton, TA24 6NJ (application 3/15/18/007)

Appeal against the refusal of the conversion of a garage into one dwelling (amended scheme to 3/10/18/002) at 37 Conygar View, Dunster TA24 6PW (application 3/10/18/007)

P85. Appeals Decided

Erection of a 2m close boarded fence along the eastern boundary at 1 Cowdray Close, Minehead, TA24 5HN (application 3/21/18/048) – appeal allowed.

Replacement of timber single glazed windows with upvc double glazed windows at Flat 2, 19-21 Bancks Street, Minehead, TA24 5DJ (application 3/21/18/039) – appeal dismissed.

The Chairman thanked the committee for their forbearance, support and eloquent contributions over the last 4 years.

The very last meeting of West Somerset Council closed at 7.30pm with the ringing of the bell by the Chairman.