



**MINEHEAD TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of the Meeting held on Tuesday 2 March 2021 at 7.30 pm
Remote Virtual Meeting via Zoom

Present:

Chair: Cllr C Palmer*

Committee: Cllr A Kingston-James, Cllr M Palmer, Cllr H Rose

(denotes Somerset West and Taunton Councillor "SWaT")*

Press and Public: 3 members of the public
0 members of the press

Cllrs Absent: Cllr O Harvey, Cllr N Hercock, Cllr T Venner

1023. To receive apologies and declarations of members' interests in respect of any Agenda item

Apologies had been received from Cllr P Bolton, Cllr T Bloomfield, Cllr A Lawton, Cllr J Malin

(a) Disclosures of interest

Member	Item	Interest	Time Period	Speak/ Vote	
Cllr C Palmer	All	SWaT Councillor	2021	Yes	Stayed in the room, spoke and voted.
	3/21/21/015	SWaT Planning Committee Personal	02.03.2021	No	Stayed in the room, did not speak or vote.

(b) Dispensation requests

Dispensation requested to allow Cllr Craig Palmer to stay in the room for 3/21/21/015, to maintain meeting quorum.

1024. To approve the Minutes of the Planning Committee meeting held on 2 February 2021 - minutes to be agreed by councillors who were in attendance

Proposed: Cllr C Palmer

Seconded: Cllr H Rose

Agreed with all in favour.

1025. To adjourn Meeting for Public Inclusion [\(Standing Order No 3e\)](#)
No-one had asked to speak.

1026. To receive relevant written communications

Email from David Galley, Tree Specialist, SWaT; Trees adjacent to 16 Parkhouse Road – 11 February 2021

Email from Shirley Duncan, SCC, re Somerset County Council Planning Applications – 15 February 2021

3/21/20/100 – Notice of withdrawal of planning application – Land to the rear of 44 The Avenue, Minehead – SwaT – 15.02.2021

Decision Notice – SCC – Minehead Library – 18 02 2021

ENP Application No 6/21/21/101 – Land at North Hill, Minehead – Notice of Referral to Authority Meeting – 02.03.2021

ENP Application No 6/21/21/101 – Land at North Hill, Minehead – Granted 02.03.2021

1027. To receive planning decisions at variance with Town Council observations

3/21/20/093 - Erection of a temporary building to accommodate performance stage and seating for a period of up to 3 years - Butlins, Warren Road, Minehead, TA24 5SH – Granted 15.02.2021

3/21/21/001 - Erection of a two storey side extension, single storey rear extension, loft conversion with dormer window and associated alterations (retention of works partly undertaken) (resubmission of 3/21/20/040) - 30 Staunton Road, Alcombe, Minehead, TA24 6DX – Granted 11.02.21

3/21/21/004 – Installation of 2 No. rapid electric vehicle charging stations within the car park - Minehead Community Building, Irnham Road, Minehead TA24 5DW – Granted 24.02. 2021

1028. To consider the planning applications received – Appendix 1

APPENDIX 1

1028. TOWN AND COUNTRY PLANNING ACT 1990

A. The Committee considered applications received under the Act and made the following recommendations thereon:

Date/ Reference	Applicant	Details of Development	Town Council Comments	Date SWaT Notified of MTC Recommendation	SWaT Decision
3/21/20/072 24.02.2021	Mr Barry Richards The Queens Head Inn Holloway Street Minehead TA24 5NR	Replacement of outbuildings with the erection of 3 no apartments with associated refuse facilities and infrastructure – Amended and additional plans	The Committee objects to this application on the grounds of overcrowding the area, and lack of Parking.	04.03.2021	Granted 15.04.2021
3/21/21/007 11.02.2021	Mr Derek Carter Armadale House Tregonwell Road Minehead TA24 5DU	Change of use of Bed and Breakfast to 1 no private residential dwelling	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr H Rose SECONDED: Cllr A Kingston-James	04.03.2021	
3/21/21/008 02.02.2021	Mr Warren Matthews Flat Merlins Amusement Arcade Warren Road Minehead TA24 5BG	External alterations to include the demolition of roller shutter door housing with installation of door and window along east façade with alterations to internal staircase	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr A Kingston-James SECONDED: Cllr M Palmer	04.03.2021	Granted 26.03.2021

3/21/21/009 27.01.2021	Mr Martin Clarke 15 Orchard Road Minehead TA24 5JY	Erection of a two storey side extension, single storey rear extension and extension to raised patio	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr H Rose	04.03.2021	Granted 22.03.2021
3/21/21/010 28.01.2021	Conrad Energy (Developments) Ltd c/o Mr Jamie Wilton Alder King Planning Consultants Pembroke House 15 Pembroke Road Clifton, Bristol BS8 3BA	Variation of Condition No's 02 (approved plans), 03 (operating hours) and 08 (vegetation clearance) of application 3/21/19/099	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr H Rose	04.03.2021	Granted 26.03.2021
3/21/21/011 28.01.2021	Mr Julian Bloys c/o Mr Adam Elston Architectural Studio 26 Friday Street Minehead TA24 5UE	Erection of 1 no detached dwelling with garage, vehicle parking and garden -Land to the rear of 27 Blenheim Road, Minehead TA24 5PZ	The Committee objects, due to overdevelopment of the site.	04.03.2021	
3/21/21/013 29.01.2021	Mrs Hazel Candy 6 Elm Grove Minehead TA24 6AA	Erection of a single storey rear conservatory	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr H Rose SECONDED: Cllr A Kingston-James	04.03.2021	Granted 22.03.2021
3/21/21/014 02.02.2021	Mr Dave Harris 27 Ponsford Road Minehead TA24 5DX	Erection of a single storey rear extension and associated alterations	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr H Rose	04.03.2021	Granted 26.03.2021

3/21/21/015 08.02.2021	Somerset West and Taunton Council Deane House Belvedere Road Taunton TA1 1HE	Erection of 54 no low-carbon affordable homes with associated works – Land at Seaward Way, Minehead	The Committee can see no material planning reason to refuse this application, but have concerns about the ability of the Attenuation Ponds to handle the risk of flooding for the existing homes in the area PROPOSED: Cllr A Kingston-James SECONDED: Cllr H Rose	04.03.2021	Granted 14.07.21
3/21/21/016 03.02.2021	Mr Richard Williams Bay House 5 King Edward Road Minehead TA24 5EA	Widening existing garage and raising roof by 1m to incorporate hobbies room in the roof space	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr H Rose	04.03.2021	Granted 24.03.2021
3/21/21/017 02.02.2021	Mr & Mrs P Illingworth Gates Garth Periton Road Minehead TA24 8DR	Erection of replacement single storey extension to rear elevation	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr A Kingston-James SECONDED: Cllr C Palmer	04.03.2021	Granted 09.04.2021
3/21/21/018 08.02.2021	Mr Roger Bowden Brackenmill Totterdown Timberscombe Minehead TA24 7TA	Erection of single storey rear extension and flat roof entrance porch plus proposed removal of existing chimney stack (retention of works partly undertaken) – 8 Old Farm Close, Minehead TA24 8AU	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr M Palmer	04.03.2021	Granted 14.04.2021
3/21/21/019 09.02.2021	Mrs Kay Collis Vistas The Ball Minehead TA24 5JJ	Erection of a lightweight lean-to carport to the west elevation	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr H Rose SECONDED: Cllr M Palmer	04.03.2021	

3/21/21/020 10.02.2021	Mrs Hazel Candy 6 Elm Grove Alcombe Minehead TA24 6AA	Erection of a detached granny annex in the rear garden	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr H Rose	04.03.2021	
3/21/21/021 10.02.2021	Mr & Mrs A Pugsley Torwood 1 Old Farm Close Minehead TA24 8AU	Erection of a single storey side extension to the north-west elevation, porch extension to the south-east elevation and associated alterations	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr A Kingston-James	04.03.2021	Granted 06.04.2021
3/21/21/022 12.02.2021	Mr Mark Doyle 61 Hayfield Road Alcombe Minehead TA24 6AD	Erection of single storey rear extension and associated alterations	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr H Rose SECONDED: Cllr A Kingston-James	04.03.2021	

B. Planning (Control of Advertisements) (England) Regulations 2007

Date/ Reference	Applicant	Details of Development	Town Council Comments	Date SWaT Notified of MTC Decision	SWaT Decision
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None

C. Planning (Listed Buildings and Conservation Areas) Act, 1990

Date/ Reference	Applicant	Details of Development	Town Council Comments	Date SWaT Notified of MTC Decision	SWaT Decision
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None

D. Town and Country Planning Act 1990 (As Amended) Trees Regulations 1969 and 1999

Date/ Reference	Applicant	Details of Development	Town Council Comments	Date SWaT Notified of MTC Decision	SWaT Decision
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T/21/21/002 05.02.2021	Ms Jane and Ms Zara Woolley Flat 1 Middlemoor St Michaels Road Minehead TA24 5RZ	Notification to carry out management works to one Portuguese Laurel and one Ash tree within Higher Town Conservation Area	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr H Rose	04.03.2021	
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T/21/21/003 17.02.2021	Mr William Gates White Lodge Whitegate Road Minehead TA24 5SP	Notification to carry out management works to 7 Sweet Chestnut trees, one Birch, one Beech, one Holly, one Maple and one Davidia tree within Whitegate Road Conservation Area	The Committee suggest a discussion between the Applicants and the SWT Tree Specialist is held before any further progress. PROPOSED: Cllr C Palmer SECONDED: Cllr H Rose	04.03.2021	
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The meeting closed at 20:30