

**MINEHEAD TOWN COUNCIL**

**PLANNING COMMITTEE**

**Minutes of the Meeting held on Tuesday 4 April 2017 at 10.30 am  
in The Council Chamber, The Town Hall, The Parade, Minehead**

**Present:**

Chair: Cllr G Everett

Councillors J Parbrook\*, L Smith, M Smith, R Thomas\*

(\* denotes WSC Councillor)

**Officer in Attendance:**

Town Clerk (Mrs S Sanders)

**Members of the Public**

Ten members of the public

**565. APOLOGIES FOR ABSENCE**

Councillors N Hercock, A Kingston-James

**566. (a) DISCLOSURES OF INTEREST**

Member	Item	Interest	Time Period	Speak/Vote
Cllr R Thomas	All items Application 3/21/17/025	Member of WSC	2017	Spoke and voted
		Personal	04.04.2017	Voted, did not speak
Cllr J Parbrook	All items	Member of WSC Planning Committee	2017	Did not speak or vote
Cllr L Smith	Application 3/21/17/025	Personal Interest	04.04.2017	Spoke and voted
All Councillors	Application 3/21/17/017	Personal Interest – Town Council is owner of building	04.04.2017	Councillors did not comment as Town Council is applicant

**(b) DISPENSATION REQUESTS**

There were no dispensation requests

**567. PUBLIC PARTICIPATION**

Five members of the public spoke of their concerns about application number **3/21/17/025**

**568. MINUTES OF THE PREVIOUS MEETING**

The minutes of the Planning Committee meeting held on Tuesday 7 March 2017 are approved (minutes previously circulated)

**PROPOSED:** Cllr Thomas  
**SECONDED:** Cllr M Smith

**RESOLVED: That the minutes of the previous Planning Committee meeting held on Tuesday 7 March 2017 are approved**

**569. CORRESPONDENCE**

**3/21/16/119** – Outline application with some matters reserved for the erection of 1 no dwelling and work studio – Land to the west of Porlock Road, Woodcombe, Minehead – Notice of inclusion in Planning Committee Report – 30/03/2017

**3/21/16/119** - Outline application with some matters reserved for the erection of 1 no dwelling and work studio – Land to the west of Porlock Road, Woodcombe, Minehead – Application withdrawn

**3/21/17/007** – Erection of an attached single storey garage extension to the south elevation and widening of vehicular access – 4 Ponsford Road, Minehead TA24 5DX – Planning permission is granted

**3/21/17/015** – Erection of a single storey lean-to extension to the north elevation and a two storey hipped roof extension to the east elevation plus formation of access and vehicle parking (retention of works partly undertaken) (re-submission of 3/21/16/098) – 63 Ponsford Road, Minehead TA24 5DY – Planning permission granted

**3/21/17/030** – Replacement of 1 no window in the rear elevation – 9 Manor Road, Alcombe, Minehead TA24 6EH – Application withdrawn; planning permission not required

**111879/T/3/130** – Notice of making of Tree Preservation Order – 8 Ballfield Road, Minehead TA24 5JL

**570. PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL OBSERVATIONS**

None

**571. TOWN AND COUNTRY PLANNING ACT 1990**

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

<b>Date/ Reference</b>	<b>Applicant</b>	<b>Details of Development</b>	<b>Town Council Comments</b>	<b>Date WSC Notified of MTC Decision</b>	<b>WSC Decision</b>
3/21/17/017 08.03.2017	Minehead Town Council, Town Hall, Minehead TA24 5NB	Demolition of clubhouse and outbuilding and erection of clubhouse, changing facilities, stand and garage store with replacement floodlighting and formation of accesses – Minehead Football Academy, Irnham Road, Minehead TA24 5DL	Minehead Town Council is the applicant and makes no comment	06.04.2017	
3/21/17/025 17.03.2017	Mr Julian Sykes Brown Hazelgate Ltd Dene Lodge Bircham Road Minehead TA24 6BQ	Replacement of bungalow with the erection of a single storey 6 no single bedroomed building for assisted living, annexed to Dene Lodge Nursing Home	See below	06.04.2017	
3/21/17/026 10.03.2017	Mr & Mrs L Gurnett Maples, Ellicombe Lane Alcombe, Minehead TA24 6TR	Outline application with all matters reserved, except for means of access, for the erection of 3 no dwellings within the garden	Recommend refusal (a) over development of site (b) access to the site is unsuitable - from a narrow road with no pavement	06.04.2017	
3/21/17/029 15.03.2017	Mr Robert Masters Bramleys Great House Street Timberscombe Minehead TA24 7TQ	Erect sky dish to gable end wall of south elevation and TV aerial to base of chimney on east elevation, replace existing fence and install a new gate at 1.8 metres high (resubmission of 3/21/17/003) – 5 Irnham Road, Minehead TA24 5DL	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Thomas</b>  <b>SECONDED: Cllr L Smith</b>	06.04.2017	

3/21/17/030 23.03.2017	Mr & Mrs G B Belton 9 Manor Road Alcombe Minehead TA24 6EH	Replacement of 1 No. window in the rear elevation, 9 Manor Road, Alcombe, Minehead, TA24 6EH	Application withdrawn – no planning permission required	06.04.2017	
3/21/17/032 21.03.2017	Mrs Manda Stolton 30 Lower Park Minehead TA24 8AY	Erection of a single storey side extension to the south east elevation	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr L Smith</b>  <b>SECONDED: Cllr Everett</b>	06.04.2017	
3/21/17/034 24.03.2017	Mr Mark Dana Flat 1 McDanas Warren Road Minehead TA24 5BG	Raising of the roof structure by 2 metres to increase first floor living accommodation with a juliet balcony on the north elevation (re-submission of 3/21/16/130)	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr M Smith</b>  <b>SECONDED: Cllr R Thomas</b>	06.04.2017	
3/21/17/035 29.03.2017	Mr & Mrs Wooldridge 1 Chestnut Way Alcombe Minehead TA24 5BG	Application for approval of reserved matters following outline application 3/21/16/120 for the erection of 1 no dwelling in the garden to the side	The Committee can see no material planning reason to refuse this application but has concerns about the run-off of surface water due to the extent of tarmac to be laid. The Committee feels the surface should be permeable.  <b>PROPOSED: Cllr M Smith</b>  <b>SECONDED: Cllr Thomas</b>	06.04.2017	

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

Date/Reference	Applicant	Details of Development	Town Council Comments	Date WSC Notified of MTC Decision	WSC Decision
3/21/17/028 21.03.2017	Mr Ben French HSBC CRE 30 <sup>th</sup> Floor 8 Canada Square London E14 5HQ	Display of 4 no internally illuminated fascia signs, 1 no non-illuminated projecting sign and 2 no non-illuminated enamel panel signs – HSBC, Wellington Square, Minehead TA24 5LH	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Thomas</b>  <b>SECONDED: Cllr M Smith</b>	06.04.2017	

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

Date/Reference	Applicant	Details of Development	Town Council Comments	Date WSC Notified Of MTC Decision	WSC Decision
CA/21/17/005 06.03.2017	Mr Philip Farmer A & P Farmer Oakapple Cottage Luccombe Minehead TA24 8TE	Notification to fell one maple tree within North Hill Conservation Area – The Northfield Hotel, Northfield Road, Minehead TA24 5PU	Recommend refusal. The Committee would like to see evidence of the drain problem. Could the tree not be pruned?	06.04.2017	
3/21/17/023 06.03.2017	Mr Mark Marriott 26 Charlton Road Shepton Mallet BA4 5NZ	Replacement of timber sash windows with upvc casement window (retention of works already undertaken) – Cottesloe, 13 Summerland Avenue, Minehead TA24 5BL	Application withdrawn as planning permission not required	06.04.2017	

3/21/17/027 16.03.2017	Mr Ben French HSBC CRE 30 Floor 8 Canada Square London E14 5HQ	External alterations involving replacement fascia and projecting signs with other external signage – HSBC, Wellington Square, Minehead TA24 5LH	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Thomas</b>  <b>SECONDED: Cllr M Smith</b>	06.04.2017	
3/21/17/031 23.03.2017	Mr & Mrs G B Belton 9 Manor Road Alcombe Minehead TA24 6EH	Replacement of 1 No. window in the rear elevation - 9 Manor Road, Alcombe, Minehead, TA24 6EH	The Committee can see no material planning reason to refuse this application	06.04.2017	

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

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

## TOWN AND COUNTRY PLANNING ACT 1990

(See above)

Date/ Reference	Applicant	Details of Development	Town Council Comments	Date WSC Notified of MTC Decision	WSC Decision
3/21/17/025 17.03.2017	Mr Julian Sykes Brown Hazelgate Ltd Dene Lodge Bircham Road Minehead TA24 6BQ	Replacement of bungalow with the erection of a single storey 6 no single bedroomed building for assisted living, annexed to Dene Lodge Nursing Home	Recommend refusal	06.04.2017	

The following members of the public spoke of their concerns about the above planning application: Mr Padfield, Mr Green, Mrs Green, Mr M Kingston-Lee, Mrs Roper.

The Planning Committee recommend refusal for the following reasons:

- (a) within 3 metres of main sewer
- (b) the building is being extended and is not a replacement
- (c) there are concerns about the party wall and adjacent garage
- (d) overdevelopment of site
- (e) parking inadequate for the number of staff and visitors