



**MINEHEAD TOWN COUNCIL
PLANNING COMMITTEE**

Minutes of the Meeting held on Wednesday 5 May 2021 at 7.30 pm
Remote Virtual Meeting via Zoom

Present:

Chair: Cllr A Lawton,

Councillors: Cllr T Bloomfield, Cllr P Bolton*, Cllr M Palmer, Cllr H Rose
(denotes Somerset West and Taunton Councillor "SWaT")*

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

Cllrs Absent: Cllr O Harvey, Cllr N Hercock, Cllr J Malin

1122 TO RECEIVE apologies and declarations of members' interests in respect of any Agenda item

Apologies had been received from Cllr A Kingston-James, Cllr M Kingston-James, Cllr T Venner*

(a) Disclosures of interest

Member	Item	Interest	Time Period	Speak/ Vote	
Cllr P Bolton	All	SWaT Councillor	2021	Yes	Stayed in the room, spoke and voted

(b) Dispensation requests

No dispensations had been requested.

1123 TO APPROVE the Minutes of the Planning Committee meeting held on 6 April 2021 - *minutes to be agreed by councillors who were in attendance*

Councillors wished to amend Council's reasons for objecting to application 3/21/21/025 by expanding reason 7 to read:

"One of the landmark features of this part of North Hill is St Michael's Church, a Grade II* Listed Building, and in particular the tower. The tower forms a focal point that draws the eye, and often appears with a backdrop of the generally undeveloped and tree filled hillside. The Church is significant because of the 15th century origins, design and form and this includes its presence amongst this part of North Hill. The building can be viewed from the adjoining roads and also in the extensive views from many parts of Minehead and beyond, where the generally verdant areas of surrounding hillside form part of the setting of this heritage asset. Further around and up the slope of this part of the hillside is Clevelands, a Grade II Listed Building. The significance of the building includes its size, age, history and design with largely unaltered attractive architectural detailing. Clevelands is visible from various locations across Minehead, such as parts of Hopcott Road and Periton Road, and some of the areas of the town broadly north of these roads, including for instance, parts of Townsend Road. From these types of location there are direct views towards this elevated building and the tree lined backdrop forms part of its attractive and elevated setting which helps frame the building in the landscape. Mindful of the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 when considering the impact of development on conservation areas and the setting of listed buildings. Consequently, drawing all these matters together, the combined effect of the proposal would not preserve or enhance the character or appearance of the Conservation Area and it would harm the setting of both listed buildings. As a consequence, the proposal would detract from the significance of these heritage assets. The combined harm to these heritage assets would be significant. (Grade II* buildings are particularly important buildings of more than special interest; only 5.8% of listed buildings are Grade II*. Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing.)"

Proposed: Cllr Bolton

Seconded: Cllr Lawton

Agreed, subject to the amendment, with all in favour

1124 TO ADJOURN Meeting for Public Inclusion [\(Standing Order No 3e\)](#)

No-one had asked to speak.

1125 TO RECEIVE relevant written communications

ECC/EN/21/00038 – Open Enforcement Case – Somerset West & Taunton Council

ECC/EN/21/00040 – Open Enforcement Case – Somerset West & Taunton Council

ECC/EN/21/00041 – Open Enforcement Case – Somerset West & Taunton Council

ECC/EN/21/00042 – Open Enforcement Case - Somerset West & Taunton Council

1126 TO RECEIVE planning decisions at variance with Town Council observations

3/21/20/072 – Replacement of outbuildings with the erection of 3 no apartments with associated refuse facilities and infrastructure – Amended and additional plans - The Queens Head Inn, Holloway Street, Minehead TA24 5NR - Granted 15.04.2021

3/21/21/030 - Partial removal of boundary wall with installation of gates and formation of vehicle parking – 46 The Avenue, Minehead TA24 5AZ - Granted 23 April 2021

1127 TO CONSIDER the planning applications received – Appendix 1

APPENDIX 1

1127 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
3/21/21/031 27.04.2021	Ms Annie Voss-Bark 24 Glenmore Road Minehead TA24 5BH	Erection of extension to garage and conversion into habitable ancillary accommodation plus erection of garden shed – Amended and additional plans	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Bloomfield SECONDED: Cllr Rose	06.05.2021	
3/21/21/036 01.04.2021	Stephen Friel Lilywhite Inv Ltd Flat 70 Gainsborough Studios West 1 Poole Street London N1 5EA	Change of use of first floor from storage for the ground floor café to 1 no flat – 8 Wellington Square, Minehead TA24 5NH	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Rose SECONDED: Cllr Bolton	06.05.2021	Granted 22.07.2021
3/21/21/037 22.04.2021	Mr Bhupesh Kalha 8 Castle Hill Broad Eye Stafford ST16 2QB	Change of use of office into 1 no one bedroom dwelling with associated works – Minehead Insurance Services, 7 Bampton Street, Minehead TA24 5TR	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr M Palmer SECONDED: Cllr Bolton	06.05.2021	Granted 16.06.2021

3/21/21/038 20.04.2021	Mr & Mrs L Gurnett Maples Ellicombe Lane Alcombe Minehead TA24 6TR	Application for Outline Planning with all matters reserved, except for access, for the erection of 1 no dwelling	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Rose SECONDED: Cllr Bolton	06.05.2021	Refused 15.06.2021
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3/21/21/039 16.04.2021	Mr Richard Williams Bay House 5 King Edward Road Minehead TA24 5EA	Widening and shortening of garage and raising of roof by 1m with dormer windows to incorporate hobbies room at first floor (resubmission of 3/21/21/016)	Recommend Refusal: Dormer windows overlook neighbouring properties	06.05.2021	Granted 04.06.2021
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3/21/21/040 23.04.2021	Ms Jayne Fulwell Ladbrook The Holloway Minehead TA24 5PB	Replacement of existing decking and erection of verandah to the south elevation	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Lawton SECONDED: Cllr Bloomfield	06.05.2021	Granted 09.06.2021
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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
3/21/21/035 31.03.2021	TSB Henry Duncan House 120 George Street Edinburgh EH2 4LH	Display of 1 no internally illuminated TSB Fascia Logo, 1 no internally illuminated TSB Projecting Sign, 1 no internally illuminated TSB ATM tablet and 1 no non-illuminated double sided A frame – 19 The Parade, Minehead TA24 5LU	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Bolton SECONDED: Cllr M Palmer	06.05.2021	Granted 14.05.2021

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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None

The meeting closed at 19.58.