



## MINEHEAD TOWN COUNCIL PLANNING COMMITTEE

Minutes of the Meeting held on Tuesday 6 April 2021 at 7.30 pm  
Remote Virtual Meeting via Zoom

Present:

Chair: Cllr C Palmer\*

Committee: Cllr T Bloomfield, Cllr P Bolton\*, Cllr A Kingston-James,  
Cllr M Kingston-James, Cllr A Lawton, 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,

1076 To receive apologies and declarations of members' interests in respect of any  
Agenda item

Apologies had been received from Cllr J Malin, Cllr T Venner\*

(a) Disclosures of interest

Member	Item	Interest	Time Period	Speak/ Vote	
Cllr P Bolton	3/21/21/026 All	Personal SWaT Councillor	06.04.21 2021	Yes	Stayed in the room and voted Stayed in the room, spoke and voted
Cllr T Bloomfield	3/21/21/026	Personal	2021	Yes	Stayed in the room and voted
Cllr C Palmer	All 3/21/21/025	SWaT Councillor SWaT Planning Committee Personal	2021 6.04.21	Yes No	Stayed in the room, spoke and voted Left the room, did not speak or vote

(b) Dispensation requests

There were no dispensation requests

1077 To approve the Minutes of the Planning Committee meeting held on 2 March 2021 - minutes to be agreed by councillors who were in attendance.  
**Proposed: Cllr C Palmer                      Seconded by Cllr A Kingston-James.**  
**Agreed** with all in favour.

1078 To adjourn Meeting for Public Inclusion *(Standing Order No 3e)*  
No members of the public were present.

1079 To receive relevant written communications

ECC/EN/21/00030 – Open enforcement case – Somerset West & Taunton Council – 25 March 2021

ECC/EN/21/00031 – Open enforcement case – Somerset West & Taunton Council

1080. To receive planning decisions at variance with Town Council observations

**3/21/20/062** – Erection of a Class B1, B2, B8 business unit with formation of additional parking – Vennland Centre, Mart Road, Minehead TA24 5BJ - Granted 08.03.2021

1081 To consider the planning applications received – Appendix 1

APPENDIX 1

1081 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
3/21/21/023 18.03.2021	Mr Mike Green 9B King Edward Road Minehead TA24 5EA	Erection of single storey side garage extension	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr C Palmer</b>  <b>SECONDED: Cllr H Rose</b>	07.04.2021	<b>Granted</b> 19.04.2021
3/21/21/025 04.03.2021	Mr Way 18 Fairways Close Seaford East Sussex BN25 4EG	Application for Outline Planning Permission, with all matters reserved, for the erection of up to 12 no dwellings	<b>The Committee objects.</b> <b>Please see below*</b>	07.04.2021	
3/21/21/026 25.02.2021	Mr J Dare 60 Quarry Close Alcombe Minehead TA24 6EF	Erection of detached garage	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr A Kingston-James</b>  <b>SECONDED: Cllr A Lawton</b>	07.04.2021	<b>Granted</b> 16.04.2021

3/21/21/027 25.03.2021	Mr & Mrs M Rest Flat 1 Mount Royal Weirfield Road Minehead TA24 5QF	Replacement of kitchen windows with double glazed windows and replacement of timber style stable door with woodgrain uPVC door	The Committee can see no material planning reason to refuse this application. However, MTC would wish that a condition be applied that the style of the windows and door should be in keeping with the existing building and doors style.  <b>PROPOSED: Cllr C Palmer</b>  <b>SECONDED: Cllr P Bolton</b>	07.04.2021	Refused 04.06.2021
3/21/21/028 08.03.2021	Mr C Lynch C J Lynch & Sons (Minehead) Ltd Breenagh Works 7 Mart Road Minehead TA24 5BJ	Erection of a single storey office extension to the side with a fence and gates across the site frontage	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr H Rose</b>  <b>SECONDED: Cllr T Bloomfield</b>	07.04.2021	Granted 15.04.2021
3/21/21/029 16.03.2021	Mr Peter Hallam Newlands The Ball Minehead TA24 5JJ	Construction of balcony/bridge of decking and balustrade from first floor to lawn	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr C Palmer</b>  <b>SECONDED: Cllr T Bloomfield</b>	07.04.2021	Granted 29.04.2021
3/21/21/030 09.03.2021	Mr Barry O'Hare 46 The Avenue Minehead TA24 5AZ	Partial removal of boundary wall with installation of gates and formation of vehicle parking	<b>The Committee recommends refusal due to the hazardous entry and exit across the pavement to the highway.</b>	07.04.2021	Granted 23.04.2021
3/21/21/031 11.03.2021	Ms Annie Voss-Bark 24 Glenmore Road Minehead TA24 5BH	Erection of extension to garage and conversion into habitable ancillary accommodation	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr C Palmer</b>  <b>SECONDED: Cllr M Palmer</b>	07.04.2021	Granted 28.05.2021

3/21/21/032 26.03.2021	Mrs Rachel Carter c/o Architectural Studio 26 Friday Street Minehead TA24 5UE	Change of use of former veterinary surgery, with erection of porch to front, into 1 no dwelling – White Lodge, Whitegate Road, Minehead TA24 5SP	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr A Lawton</b>  <b>SECONDED: Cllr M Kingston-James</b>	07.04.2021	
3/21/21/034 24.03.2021	Mr Paul Russell 13 Cherfield Minehead TA24 5TD	Erection of pedestrian gate in rear boundary fence to provide access	<b>The Committee does not have enough information to make an informed decision.</b>	07.04.2021	Granted 19.05.2021

\*3/21/21/025 – Minehead Town Council Planning Committee strongly objects to this application for the following reasons:

1. No planning circumstances have changed since the last application which was refused and the reason for the refusal upheld on Appeal.
2. The application is in a Conservation Area and outside the Development Area; it will have a detrimental effect on the Conservation Area.
3. The development will have a high visual impact over a wide area.
4. There is no evidence of an adequate bat survey.
5. There is concern about surface water run-off, particularly affecting Clevelands chalets where it is already a problem, and subsequent erosion.
6. There is concern about accessibility to an elevated site when considering affordable housing.
7. 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.)

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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None

The meeting closed at 20:18