

MINEHEAD TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on Tuesday 8 May 2018 at 11.00 am

at The Committee Room, Minehead & District Social Club,

North Road, Minehead TA24 5QW

Present:

Chair: Cllr G Everett

Cllrs A Parbrook, M Smith, R Thomas*

(* denotes West Somerset Council Councillor)

Officer in Attendance:

Town Clerk (Mrs S Sanders)

Members of the Public

5 members of the public were in attendance

795. APOLOGIES FOR ABSENCE

Cllrs J Parbrook and L Smith

796. (a) DISCLOSURES OF INTEREST

Member	Item	Interest	Time Period	Speak/Vote
Cllr R Thomas	All Items	Member of West Somerset Council	2018	Spoke and voted
	Application 3/21/18/026	Personal	08.05.2018	Did not speak or vote

(b) DISPENSATION REQUESTS

There were no dispensation requests

797. ADJOURNMENT OF MEETING FOR PUBLIC INCLUSION IN ACCORDANCE WITH STANDING ORDER NO.1C

To receive addresses from members of the public

Application no 3/21/18/026

Mr N Padfield, a resident of Dunster Close, spoke in opposition to the application. He said conditions have been broken already (amended scheme). The previous petition still stands as residents of the Dene Estate and Combeland Road are still against the original plan and are concerned that new amendments will now be put in place. Mrs Green, a resident of Dunster Close, spoke of her anxiety and frustration with regard to this development and the amended plans.

798. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous Planning Committee meeting that took place on Tuesday 10 April 2018 were approved

Proposed: Cllr A Parbrook

Seconded: Cllr G Everett

RESOLVED with all in favour: that the minutes of the Planning Committee meeting held on Tuesday 10 April 2018 be signed as a correct record

799. CORRESPONDENCE

3/21/18/017 – Erection of a 10.5m long and 1.8m high close boarded fence in the south west corner of the site (retention of works already undertaken) – Elgin Towers, Burgundy Road, Minehead TA24 5QJ – Notice of inclusion in Planning Committee Report, 26 April 2018

3/21/17/119 – Application for approval of reserved matters following Outline Application 3/21/13/120 for a residential development of up to 71 no dwellings, access, landscaping and associated works – Land off Hopcott Road, Minehead – Notice of inclusion in Planning Committee Report, 26 April 2018

CA/21/18/004 – Management works to four spruce trees within North Hill Conservation Area – Deveron, Ballfield Road, Minehead TA24 5JL – email from D Galley, Tree Officer

800. PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL OBSERVATIONS

None

801. 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 WSC Notified of MTC Decision	WSC Decision
OBD/21/18/ 001 04.04.2018	KMS Associates Haydon Barn Haydon Taunton Somerset TA3 5AB	Conversion of office building to two 2-bed apartments and one 1-bed apartment – Unit C, 37-41 Alcombe Road, Alcombe, Minehead TA24 6BA	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Everett SECONDED: Cllr Thomas	10.05.2018	
3/21/18/019 10.04.2018	Mr Richard Boxer Moorfield Cottage Moor Road Minehead TA24 5RX	Change of use from shop (Class A1) to dwelling (Class C3) – 4 Bampton Street, Minehead TA24 5TR	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr R Thomas SECONDED: Cllr M Smith	10.05.2018	
3/21/18/026 23.04.2018	Mr Julian Sykes Brown Hazelgate Ltd Dene Lodge Nursing Home Bircham Road Minehead TA24 6BQ	Demolition of existing bungalow and erection of a 6- bed bungalow as an assisted living unit annexe to Dene Lodge Nursing Home with associated car parking (amended scheme to 3/21/17/025)	Recommend Refusal. Excessive overdevelopment and a total departure from the original plans. Inaccessibility on current plan which will have implications for Dunster Close being over-used in construction and future use for access PROPOSED: Cllr Everett SECONDED: Cllr M Smith	10.05.2018	

3/21/18/027 01.04.2018	Mr Alistair Cook 33 Paganel Road Minehead TA24 5EU	Erection of single storey rear extension (retention of works already undertaken)	<p>Recommend Refusal</p> <p>The Committee is extremely concerned that these works have gone ahead without prior approval; the design is very poor and out of keeping with the area. If this had come to Committee it is highly unlikely it would have been agreed</p> <p>PROPOSED: Cllr Everett</p> <p>SECONDED: Cllr A Parbrook</p>	10.05.2018	
3/21/18/028 11.04.2018	Mr & Mrs Drake Lych Gate Cottage The Cross Minehead TA24 5JW	Conversion of the existing loft space into habitable accommodation and erection of two dormer windows on the east elevation	<p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED: Cllr R Thomas</p> <p>SECONDED: Cllr A Parbrook</p>	10.05.2018	
3/21/18/029 18.04.2018	Mrs K Atkins 1 Glenmore Road Minehead TA24 5BQ	Erection of a rear lean-to single storey extension and a dual pitch side extension	<p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED: Cllr M Smith</p> <p>SECONDED: Cllr G Everett</p>	10.05.2018	

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
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None

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
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3/21/18/012 04.04.2018	Miss Barbara Robinson Drop Anchor 37 Quay Street Minehead TA24 5UL	Installation of a flue cube chimney cowl	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr R Thomas SECONDED: Cllr G Everett	10.05.2018	
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D. Town and Country Planning Act 1990 (As Amended) Trees Regulations 1969 and 1999

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None