



## MINEHEAD TOWN COUNCIL PLANNING COMMITTEE

Minutes of the Meeting held on Tuesday 22 June 2021 at 7.30 pm  
at the Community Building, Irnham Road, Minehead TA24 5DW

Present:

Chair: Cllr A Lawton

Councillors: Cllr A Berry, Cllr T Bloomfield, Cllr P Bolton\*, Cllr M Burke,  
Cllr R Lillis, Cllr M Palmer

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

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

Councillors in attendance: Cllr C Palmer

Councillors Absent: Cllr N Hercock, Cllr T Venner

1128 To receive apologies and declarations of members' interests in respect of any  
Agenda item

Apologies had been received from Cllr O Harvey, Cllr E Jones, Cllr A Kingston-  
James, Cllr M Kingston-James, Cllr J Malin, Cllr H Rose

(a) Disclosures of interest

Member	Item	Interest	Time Period	Speak/ Vote	
Cllr P Bolton	All	SWaT Councillor	2021	Yes	

(b) Dispensation requests

None

1129 To approve the Minutes of the Planning Committee meeting held on 5 May 2021 - minutes to be agreed by councillors who were in attendance

**Proposed: Cllr Lawton**

**Seconded: Cllr Bolton**

**Agreed** with all in favour

1130. To adjourn Meeting for Public Inclusion [\(Standing Order No 3e\)](#)

No-one had asked to speak.

1131. To receive relevant written communications

ECC/EN/21/00044 – Open Enforcement Case – Somerset West & Taunton Council

3/21/21/015 – Erection of 54 no low-carbon affordable homes with associated works – Land at Seaward Way, Minehead – Notice of consideration by SWaT Planning Committee 10 June 2021

1132 To receive planning decisions at variance with Town Council observations

3/21/21/027 – Replacement of kitchen windows with double glazed windows and replacement of timber style stable door with woodgrain uPVC door - Flat 1, Mount Royal, Weirfield Road, Minehead TA24 5QF - Refused 04.06.2021

3/21/21/038 – Application for Outline Planning with all matters reserved, except for access, for the erection of 1 no dwelling – Maples, Ellicombe Lane, Alcombe, Minehead TA24 6TR - Refused 15.06.2021

3/21/21/039 - 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) - Bay House, 5 King Edward Road, Minehead TA24 5EA – Granted 04.06.2021

1133 To consider the planning applications received – Appendix 1

APPENDIX 1

1133 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
3/21/21/041 05.05.2021	Mrs Crawford Wychwood Parracombe Barnstaple Devon EX31 4PE	Erection of 2 no dwellings with associated works on land to the rear – 43 Alcombe Road, Alcombe, Minehead TA24 6BB	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Burke</b>  <b>SECONDED: Cllr Bolton</b>	24.06.2021	<b>Granted</b> 22.07.2021
3/21/21/043 29.04.2021	Mr A Priddle The Old Vicarage Bircham Road Alcombe Minehead TA24 6BE	Erection of ancillary annexe to the main dwelling	<b>Recommend Refusal : Overdevelopment of site</b>	24.06.2021	
3/21/21/044 10.05.2021	Mr Andrew Jeffries Purpose Social Homes Ltd 37 Commercial Road Poole Dorset BH14 0HU	Change of use of hotel to 6 no supported living one bedroom flats, support worker's accommodation, communal living and associated works – Kingsway Guest House, 36 Ponsford Road, Minehead TA24 5DY	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Bloomfield</b>  <b>SECONDED: Cllr Lillis</b>	24.06.2021	

3/21/21/045 18.05.2021	Margaret Hayes Dunster Lodge Ltd Dunster Lodge, Manor Road Alcombe Minehead TA24 6EW	Erection of a self standing enclosed heated swimming pool	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Bolton</b>  <b>SECONDED: Cllr Burke</b>	24.06.2021	<b>Granted</b> 07.07.2021
3/21/21/046 04.06.2021	Mr Wilkinson Wm Morrisons Supermarkets plc Hilmore House, Gain Lane Bradford BD3 7DL	Erection of a sheltered canopy for the loading of home shopping vans within the store's service area and formation of access ramp leading to a gate access to the car park – WM Morrison Supermarkets plc, Vulcan Road, Minehead TA24 5DG	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr M Palmer</b>  <b>SECONDED: Cllr Bolton</b>	24.06.2021	<b>Granted</b> 07.07.2021
3/21/21/047 13.05.2021	Mr C Sweet 8 Ballfield Road Minehead TA24 5JL	Erection of summer house	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Lawton</b>  <b>SECONDED: Cllr Lillis</b>	24.06.2021	<b>Granted</b> 30.06.2021
3/21/21/048 20.05.2021	Mr Brian McCaffrey Parks Lane Home Furnishers Parks Lane Minehead T24 5NU	Replacement of windows and doors	<b>The Committee could not make a decision due to:</b> <b>1. a lack of detail in the submitted drawings as to the exact design of the windows</b> <b>2., not enough information about the UPVC material to be used for the frames</b> Both these are important given that the building is located in a Conservation Area	24.06.2021	<b>Refused</b> 08.07.2021

3/21/21/049 20.05.2021	Mr Doyle 17 Whitworth Road Minehead TA24 8EB	Erection of a one and a half storey side extension	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Lawton</b>  <b>SECONDED: Cllr Berry</b>	24.06.2021	<b>Granted</b> 15.07.2021
3/21/21/050 20.05.2021	Mr Mark Lewis Willow Cottage 88 Periton Lane Minehead TA24 8EA	Erection of two-storey extension to the west elevation	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Berry</b>  <b>SECONDED: Cllr Bolton</b>	24.06.2021	<b>Granted</b> 07.07.2021
3/21/21/051 02.06.2021	Mr B Richards The Queens Head Inn Holloway Street Minehead TA24 5NR	Replacement of outbuildings with the erection of 5 no apartments with associated refuse facilities and infrastructure (amended scheme to 3/21/20/072)	<b>The Committee objects to application because of over-development of site</b>	24.06.2021	<b>Refused</b> 29.07.2021
3/21/21/054 04.06.2021	Mr Bryan James 10 Old Farm Close Minehead TA24 8AU	Erection of a single storey rear extension, porch extension and associated works	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Lawton</b>  <b>SECONDED: Cllr Bloomfield</b>	24.06.2021	<b>Granted</b> 22.06.2021
3/21/21/055 09.06.2021	Rachel Brady-Hooper Lidl Great Britain Ltd Logistics Park West Clyst Honiton Exeter, Devon EX5 2FU	Application to determine if prior approval is required for the installation of solar photovoltaic panels to the store roof – Lidl Foodstore, Seaward Way, Minehead TA24 5BF	The Committee recommends prior approval is sought from relevant authority  <b>PROPOSED: Cllr Lawton</b>  <b>SECONDED: Cllr Bolton</b>	24.06.2021	<b>Prior approval not required</b> 02.08.2021

3/21/21/056 08.06.2021	Mr Mark Jackson 34 West Street Minehead TA24 5EJ	Erection of a single storey side extension with porch and formation of a parking area to the south	The Committee can see no material planning reason to refuse this application but recommends permeable surface is used for parking area  <b>PROPOSED: Cllr M Palmer</b>  <b>SECONDED: Cllr Berry</b>	24.06.2021	Granted 21.07.2021
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3/21/21/058 16.06.2021	Mr John Freeman Mirador The Ball Minehead TA24 5JJ	Erection of a single storey side extension and rear dormer window	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr Burke</b>  <b>SECONDED: Cllr Bolton</b>	24.06.2021	Granted 06.08.2021
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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
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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 20.39