



# MINEHEAD TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING

HELD ON TUESDAY 6<sup>th</sup> December 2022 AT 7.30 PM

AT THE COMMUNITY BUILDING, IRNHAM ROAD, MINEHEAD TA24 5DW

**Present:** Cllr M Palmer (Deputy Chair),  
**Councillors:** Cllr A Lawton, Cllr C Palmer\*, Cllr B Hodson  
*(\* denotes Somerset West and Taunton Councillor "SWaT")*  
*(\*\* denotes Somerset County Councillor "SCC")*

**Officers in Attendance:** Mrs M Porter, Assistant Clerk

**Members of the Public and Press:** 0 members of the Public  
0 members of the Press

248 TO RECEIVE APOLOGIES AND DECLARATIONS OF MEMBERS' INTERESTS IN RESPECT OF ANY AGENDA ITEM

Apologies had been received from Cllr T Venner\* (Chair), Cllr M Kravis\* \*\*, Cllr A Kingston James, Cllr M Kingston James.

249 **Disclosures of interest**

Member	Item	Interest	Time Period	Speak/Vote
Cllr A Lawton	3/21/22/105	Personal		Stayed in room, spoke, and voted
Cllr C Palmer	All	SWaT Councillor	2022	Stayed in the room, spoke, and voted

### Dispensation requests

None

250 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 1<sup>st</sup> November 2022 - *minutes to be agreed by councillors who were in attendance*

Amendment required - remove Cllr T Bloomfield from the minutes as did not attend the meeting.

**Proposed: Cllr C Palmer**                      **Seconded: Cllr A Lawton**  
**Agreed**, with all in favour by those in attendance.

251 TO ADJOURN MEETING FOR PUBLIC INCLUSION (Standing Order No 3e)  
No one from the public attended

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252 TO RECEIVE RELEVANT WRITTEN COMMUNICATIONS

Letter received regarding a complaint from a resident about work carried out to a fence; this will be forwarded to the enforcement officer

253 TO CONSIDER THE PLANNING APPLICATIONS RECEIVED – *APPENDIX 1*

**APPENDIX 1**

253 TOWN AND COUNTRY PLANNING ACT 1990

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

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
3/21/22/099 06.12.2022	Pigeon Loft, Tythings Court, Minehead, TA24 5NT.	Conversion of garage to form kitchen, replacement garage roof covering and installation of rooflights –	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr C Palmer SECONDED: Cllr Lawton	15.12.2022	
3/21/22/101 06.12.2022	15 Trinity Way, Minehead, TA24 6GE	Conversion of garage into utility store	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr M Palmer SECONDED: Cllr Lawton	15.12.2022	
3/21/22/105	Avondale, Martlet Road, Minehead, TA24 5QD	Erection of ground mounted solar panels It was brought to September’s planning Committee, in Sept 2022 it was already approved and submitted to SWT planning meeting on 08/12/22 so no further comments required	No further comments required	15.12.2022	
3/21/22/109 06.12.2022	Hedley Price Funeral Directors, Mart Road, Minehead, TA24 5BJ	Replacement of roof with insulated box profile plastisol sheets	The Committee can see no material planning reason to refuse this application	15.12.2022	

<b>3/21/22/113</b> <b>06.12.22</b>	<b>Mr Wynn,</b> <b>19-21 The Avenue</b> <b>Minehead,</b> <b>TA25 5AY</b>	Change of use of associated storeroom re recreation pool room and installation of toilet facilities (retention of park works already undertaken) – 12-21 The Avenue, Minehead	<b>Unable to make a decision application lacked information about location and type of new toilet facilities no information given foul sewage removal</b>  <b>PROPOSED: Cllr A Lawton</b> <b>SECONDED: Cllr B Hudson</b>	<b>15.12.2022</b>	
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<b>3/21/22/114</b> <b>06.12.2022</b>	Mr P Graddon, 1 Hayfield Road, Alcombe, Minehead, TA24 6AB	Erection of 1 No. dwelling to the side of 1 Hayfield Road, Alcombe, Minehead, TA24 6AB	<b>The Committee can see no material planning reason to refuse this application</b>  <b>PROPOSED: Cllr B Hodson</b> <b>SECONDED: Cllr M Palmer</b>	<b>15.12.2022</b>	
<b>3/21/22/115</b> <b>06.12.22</b>	Mr S Midgley 21 Lower Park, Minehead, TA24 8AY	Erection of two storey extension, single storey rear extension and associated alteration. -	<b>The Committee can see no material planning reason to refuse this application</b>  <b>PROPOSED: Cllr M Palmer</b> <b>SECONDED: Cllr Lawton</b>	<b>15.12.2022</b>	
<b>3/21/22/116</b> <b>06.12.22</b>	Mrs D Rivlin 24,Ponsford road Minehead, TA24 5DY	Erection of single storey rear extension	<b>The Committee can see no material planning reason to refuse this application</b>  <b>PROPOSED: Cllr B Hodson</b> <b>SECONDED: Cllr M Palmer</b>	<b>15.12.2022</b>	
<b>3/21/22/119</b> <b>06.12.2022</b>	Ms Tonia Tipper Barn Cottage, Combeland Road, Alcombe, Minehead, TA24 6BS	Erection of a detached garage, widening of vehicle access and repairs to boundary wall (retention of part works already undertaken)	<b>Object – detrimental impact on visual amenity of neighbouring properties and conservation area</b>  <b>PROPOSED: Cllr Lawton</b> <b>SECONDED: Cllr M Palmer</b>	<b>15.12.2022</b>	

<b>3/21/22/121</b> <b>06.12.2022</b>	St Johns Ambulance Headquarters, Minehead Division, North Road, Minehead, TA24 5QW	Change of use of main building from mixed sui generis / Use Class F (non-residential institution) to use Class E (C, D, E, F and G) (commercial	<b>The Committee can see no material planning reason to refuse this application</b>  <b>PROPOSED: Cllr Lawton</b> <b>SECONDED: Cllr M Palmer</b>	<b>15.12.2022</b>	
<b>3/21/22/122</b> <b>06.12.2022</b>	St Johns Ambulance Headquarters, Minehead Division, North Road, Minehead, TA24 5QW	Change of use of garage building from mixed sui generis / Use Class F (non-residential institution) to use Class E (C, D,E,F and G) (commercial	<b>The Committee can see no material planning reason to refuse this application</b>  <b>PROPOSED: Cllr M Palmer</b> <b>SECONDED: Cllr Lawton</b>	<b>15.12.2022</b>	

**B PLANNING (CONTROL OF ADVERTISEMENTS) (ENGLAND) REGULATIONS 2007**

<b>21/22/093</b> <b>06.12.22</b>	Luttrell Way, Roundabout, U9545/20, Minehead	Display of 2 no. non illuminated advertisement /sponsorship signs	<b>The Committee can see no material planning reason to refuse this application</b>  <b>PROPOSED: Cllr Hodson</b> <b>SECONDED: Cllr Lawton</b>	<b>15.12.2022</b>	
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**C PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

<b>Reference/ Date</b>	<b>Applicant</b>	<b>Details of Development</b>	<b>Town Council Comments</b>	<b>Date SWaT notified of MTC recommendation</b>	<b>SWaT Decision</b>
<b>3/21/22/106</b>	Kerry Kerr-Paterson	Crate a larger Bathroom by moving timber and plasterboard stud wall onto landing area. This will	<b>The Committee can see no material planning reason to refuse this application</b>	<b>15.12.2022</b>	

	Willow Cottage, 19 Vicarage Road, Minehead TA21 5RP	enable a bath to be installed, currently only a shower is available	<b>PROPOSED: Cllr M Palmer</b> <b>SECONDED: Cllr Hodson</b>		
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<b>3/21/22/117</b> <b>06.12.2022</b>	Lucille Simms 31 Bampton Street, Minehead, TA24 5TT	Replacement of 2 no. windows and replacement of door to street elevation	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr M Palmer</b> <b>SECONDED: Cllr A Lawton</b>	<b>15.12.2022</b>	
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D TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TREES REGULATIONS 1969 AND 1999

<b>T/21/22/010</b> <b>06.12.2022</b>	Mrs Denner, Danesbrook, St Michaels Road, Minehead, TA24 5JP	Notification to fell one Eucalyptus tree within Higher Town Conservation Area	The Committee opposes the application: it advises seeking the opinion of the Tree Officer  <b>PROPOSED: Cllr CP</b> <b>SECONDED: Cllr MP</b>	<b>15.12.2022</b>	
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<b>T/21/22/009</b> <b>06.12.2022</b>	Mr C Smith, 12 Ballfield Road, Minehead, TA24 5JL	Notification to re-pollard one Beech tree within Higher Town Conservation Area	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr M Palmer</b> <b>SECONDED: Cllr C Palmer</b>	<b>15.12.2022</b>	
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<b>T/21/22/008</b> <b>06.12.2022</b>	Mrs Tonks, Sandy Mount, The Ball, Minehead, TA24 5JJ	Notification to carry out management works to one Ash tree within Higher Town Conservation area.	The Committee can see no material planning reason to refuse this application  <b>PROPOSED: Cllr M Palmer</b> <b>SECONDED: Cllr C Palmer</b>	<b>15.12.2022</b>	
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The Meeting closed at 8.20pm.