

**These Minutes are DRAFT only and will be approved at the next
Planning Committee Meeting on Tuesday 7th March 2023**



MINEHEAD TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD ON TUESDAY 7th February 2023 AT 7.30 PM

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

Present: Cllr T Venner (Chair)
Councillors: Cllr A Lawton, Cllr C Palmer*, Cllr M Palmer (Deputy Chair), Cllr B Hodson,
Cllr S Slade

(denotes Somerset West and Taunton Councillor "SWaT")
(** denotes Somerset County Councillor "SCC")*

Officers in Attendance: Ms M Porter, Assistant Clerk

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

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

Apologies had been received from Cllr M Kravis

305 **Disclosures of interest**

Member	Item	Interest	Time Period	Speak/Vote
Cllr A Lawton	3/21/23/001 3/21/23/003	Personal Interest	2023	Stayed in the room, spoke and voted
Cllr C Palmer	All	SWaT Councillor	2023	Stayed in the room, spoke and voted
Cllr T Venner	All	SWaT Councillor	2023	Stayed in the room, spoke and voted

Dispensation requests

None

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306 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 3rd January 2023

Proposed: Cllr . T Venner

Seconded: Cllr S Slade

Agreed, with all in favour by those in attendance.

No vote due to minute errors

307 TO ADJOURN MEETING FOR PUBLIC INCLUSION (Standing Order No 3e)

No public were in attendance.

308 TO RECEIVE RELEVANT WRITTEN COMMUNICATIONS

Town and Country Planning Act 1990

Notice of appeal under section 174, The Old Ship Around, Quay Street,
Minehead, TA24 5UL

The appeal has been logged with Secretary of State, it is in the pending tray and there will be a response in due course with an enforcement notice.

Withdrawal 3/21/22/103 – Erection of 1 No. detached dwelling with ground floor store/garage lock up, **The Quay, Minehead Harbour, Quay Street, Minehead.**

The committee has acknowledged this withdrawal.

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

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APPENDIX 1

309 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
3/21/23/001 07.02.23	Quay Lane, Minehead, TA24 5QU	Erection of a replacement garage – Land at Quay Lane, Minehead	<p>To refuse application on the grounds – lack of information, there are inconsistencies with description use of materials, solar panels on the roof and demolition of the building is inconsistent with the bio diversity checklist. They will need to include an ecology survey and a question about the ownership of the boundary wall and has the owner given consent.</p> <p>PROPOSED: Cllr T Venner SECONDED: Cllr C Palmer</p> <p>5 in favour 1 abstention</p>	07.02 2023	

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<p>3/21/23/002 07.02.23</p>	<p>Pirate Play Area, Warren Road, Minehead, TA24 5BG</p>	<p>Erection of 2 No. canopy shelters over seating platforms with associated works (amended scheme to 3/21/20/096</p>	<p>Cannot find any material reason to reject however would like noted that it is a poor design: who will maintain the rockery, the use of rainwater collected in concealed water tanks within the rockery, concerns with legionella, potential vandalism of the glass panels, health & safety concerns broken glass within the children's play area.</p> <p>PROPOSED: Cllr T Venner SECONDED: Cllr S Slade 4 x in favour 2x abstention</p>	<p>07.02 2023</p>	
<p>3/21/23/003 07.02.23</p>	<p>Jubilee Café, The Esplanade, Minehead, TA24 5BE</p>	<p>Alterations to crazy golf course to include replacement kiosk in the shape of a lighthouse.</p>	<p>To refuse application on the grounds of size of structure; they should seek advice from the conservation officer.</p> <p>PROPOSED: Cllr M Palmer SECONDED: Cllr T Venner</p> <p>3 x in favour 1 x objection 1 x abstention</p>	<p>07.02.2023</p>	
<p>3/21/23/005 07.02.23</p>	<p>Greenleas, Vicarage Road, Minehead, TA24 5RR</p>	<p>Erection of replacement Garage</p>	<p>The Committee can see no material planning reason to refuse this application.</p> <p>PROPOSED: Cllr T Venner SECONDED: Cllr M Palmer 6 in favour</p>	<p>07.02.2023</p>	

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<p>3/21/23/006 07.02.23</p>	<p>35 Quay Street, Minehead, TA24 5UL</p>	<p>Erection of a single storey side extension to form porch and link to annex, internal and external alterations, and formation of new external doorway to rear elevation</p>	<p>To refuse application on the grounds that the building is out of keeping with the cottage. It is in a conservation area and advise the applicant should seek advice from the Conservation officer before resubmitting.</p> <p>PROPOSED: Cllr T Venner SECONDED: Cllr A Lawton</p>	<p>07.02.2023</p>	
<p>3/21/23/008 07.02.23</p>	<p>1 The Parks, Minehead, Martlet Road, Minehead, TA24 5QD</p>	<p>Replacement of 6 No. windows with Upvc sliding sash and replacement of external stairs -</p>	<p>Although The Committee can see no material planning reason to refuse this application, we advise the applicant should seek advice from the conservation officer, that the windows should be like for like and same colour</p> <p>PROPOSED: Cllr T Venner SECONDED: Cllr S Slade All committee is in favour</p>	<p>07.02 2023</p>	
<p>3/21/23/009</p>	<p>19 Orchard Road, Minehead, TA24 5JY</p>	<p>Erection of detached annex for disabled person, to be used in conjunction with the host dwelling.</p>	<p>Refuse application, on the grounds that the nothing has changed from the previous application and over- development of the site</p> <p>PROPOSED: Cllr M Palmer SECONDED: Cllr A Lawton</p> <p>All in favour</p>	<p>07.02.2023</p>	

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3/21/22/118 07.02.23	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 3/21/21/051 to address appeal decision APP/W3330/W/22/3291511)	To refuse application on the grounds of overcrowding & development of site, in a conservation area. These issues were raised in previous application PROPOSED: Cllr M Palmer SECONDED: Cllr B Hodson	07.02.02023	
3/21/22/119 07.02.23	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) -	This has been already reviewed and accepted at a previous meeting PROPOSED: Cllr T Venner SECONDED: Cllr S Slade All in favour	07.02.2023	
3/21/22/124 07.02.23	Land off Hopcott Road, Minehead	Variation of Conditions No's 1 (approved plans) and 2 (materials to be varied to become a compliance condition) of application 3/21/17/119	To refuse applications on the grounds that no further updates have been sent to Minehead Town Council and lack of information PROPOSED: Cllr S Slade SECONDED: Cllr T Venner All in favour	07.02. 2023	
3/21/22/129 07.02.23	43 Quay Street, Minehead,	Change of use of café into 1 No. residential dwelling	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr T Venner SECONDED: Cllr B Hodson All in favour	07.02.2023	

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

None

C PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
3/21/23/007 07.02.23	35 Quay Street, Minehead, TA24 5UL	Erection of a single storey side extension to form porch and link to annex, internal and external alterations, and formation of new external doorway to rear elevation	To refuse application on the grounds that the building is out of keeping with the cottage. It is in a conservation area and advise the applicant should seek advice from the Conservation officer before resubmitting. PROPOSED: Cllr T Venner SECONDED: Cllr A Lawton All in favour	07.02.2023	
3/21/22/130 07.02.23	43 Quay Street, Minehead	Change of use of café into 1 No. residential dwelling	No material reason to refuse application PROPOSED: Cllr T Venner SECONDED: Cllr B Hodson All in favour	07.02.2023	

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D TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TREES REGULATIONS 1969 AND 1999

T/21/23/001 – 07.02.23	The Beacon, Beacon Road, Minehead, TA24 5SD	Notification to fell cherry Tree within Conservation area.	Must seek advice from the Tree office before felling would like to be replace like for like, PROPOSED: Cllr T Venner SECONDED: Cllr A Lawton	07.02.2023	
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The Meeting closed at 20.45 pm.

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