

**These Minutes are DRAFT only and will be approved at the next
Planning Committee Meeting on Tuesday 02nd May 2023**

TO APPROVE THE MINUTES OF THE EXTRAORDINARY PLANNING MEETING HELD ON
MONDAY 20th MARCH 2023 *minutes to be agreed by councillors who were in attendance*

Proposed: Cllr M Palmer

Seconded: Cllr Lawton

Agreed, with all in favour by those in attendance.

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

1 Member of the Public spoke. A question was raised in connection with Application 3/21/23/014, Café, Blenheim Road, Minehead, TA24 6AJ

The Chairman responded that the application had already been decided by Somerset West and Taunton Council at the Planning Committee Meeting of the 30th March 2023. Cllr C Palmer confirmed that permission had been granted subject to conditions.

381 TO RECEIVE RELEVANT WRITTEN COMMUNICATIONS

None.

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

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APPENDIX 1

382 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
3/1/23/014 (Amended) 06.03.23	Mr William Wynn Bar 21 The Avenue Minehead TA24 5AY	Refurbishment and alterations to single storey café building to include raised flat roof level, additional replacement windows and doors, construction of ramp and raised deck to entrance and installation of a mobile café unit. Café, Blenheim Gardens, Blenheim Road, Minehead, TA24 5PY	Considered by SWaT 30 03 2023		Granted 30.03.2023
3/1/23/014 (Amended) 06.03.23	Mr William Wynn Bar 21 The Avenue Minehead TA24 5AY	Refurbishment and alterations to single storey café building to include raised flat roof level, additional replacement windows and doors, construction of ramp and raised deck to entrance and installation of a mobile café unit. Café, Blenheim Gardens, Blenheim Road, Minehead, TA24 5PY	Considered by SWaT 30 03 2023		Granted 30.03.2023
3/21/23/022 06/03/23	Mr Maurice Williams Granville, 15 Blenheim Road Minehead TA24 5PZ	Application for a Lawful Development Certificate for the existing use of property as a ground floor/basement owner's flat and 11 No. HMO rooms over the ground, first, and second floors. 15 Blenheim Road, Minehead	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Venner SECONDED: Cllr Hodson	14.04.2023	

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<p>3/21/23/023 13/03/23</p>	<p>J Zabicki and M Bochnak-Zabicka 29 Alcombe Road Minehead TA24 6BA</p>	<p>Formation of vehicular access and off-street parking area</p>	<p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED: Cllr Venner SECONDED: Cllr Slade</p>	<p>14.04.2023</p>	
<p>3/21/23/024 16/03/23</p>	<p>Miss Joanne Iddon 30 New Road Carhampton Minehead TA24 6LT</p>	<p>Change of use from amenity land to a secure dog walking area with erection of fencing and formation of parking area Land alongside Seaward Way, Minehead</p>	<p>The Committee objects on the following grounds: a Clarification needs to be sought on the status of the land and whether it is classified as an SSSI. b The Committee recommends that a biodiversity impact assessment is carried out on the site c Visual impact of a high perimeter fence</p>	<p>14.04.2023</p>	
<p>3/21/23/025 17/03/23</p>	<p>Mr Bill Parfitt 18 Woodcombe Cottages Woodcombe Lane Minehead TA24 8SE</p>	<p>Erection of single storey side extension 18 Woodcombe Cottages, Woodcombe Lane, Minehead, TA24 8SE</p>	<p>The Committee can see no material planning reason to refuse this application. However the views of the Conservation Officer should be sought and considered before deciding the application</p> <p>PROPOSED: Cllr M Palmer SECONDED: Cllr Lawton</p>	<p>14.04.2023</p>	
<p>3/21/22/127 20/12/23</p>	<p>Mr Marcus Kravis Tacara Ltd The Arkade Warrant Road Minehead TA24 5BG</p>	<p>Installation of solar panels to the roof Electric Avenue, 20 The Avenue, Minehead, TA24 5AZ</p>	<p>Application withdrawn by applicant</p>	<p>14.04.2023</p>	
<p>3/21/22/128 20/12/22</p>	<p>Mr Marcus Kravis Tacara Ltd The Arkade Warrant Road Minehead TA24 5BG</p>	<p>Installation of solar panels on roof and rear balcony, The Arkade, Warren Road, Minehead, TA24 5BG</p>	<p>Application considered by MTC on 03 01 2023</p>		

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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
3/21/23/026 20/03/23	Mr Lee Elston 13 Norman Cottage Church Street Minehead TA24 5JU	Replacement of roof cladding street with natural slate and replacement of chimney pot. Norman Cottage, 13 Church Street, Minehead, TA24 5JU	The Committee can see no material planning reason to refuse this application subject to the opinion of the Conservation Officer in relation to the replacement slate which should be like for like and in keeping with neighbouring properties. It is recommended that this discussion takes place prior to the commencement of works. PROPOSED: Cllr Venner SECONDED: Cllr Lawton	14.04.2023	

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<p>3/21/23/027 20/03/23</p>	<p>Mr William Tibble 10 The Parks Minehead TA24 8BS</p>	<p>Replacement of roof cladding with natural slate, 10 The Parks, Minehead, TA24 8BS</p>	<p>The Committee can see no material planning reason to refuse this application subject to the opinion of the Conservation Officer in relation to the replacement slate which should be like for like and in keeping with neighbouring properties. It is recommended that this discussion takes place prior to the commencement of works.</p> <p>PROPOSED: Cllr Venner SECONDED: Cllr Slade</p>	<p>14.04.2023</p>	
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D TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TREES REGULATIONS 1969 AND 1999

None

The Meeting closed at 8.00 pm.