

**These Minutes are DRAFT only and will be approved at the next
Planning Committee Meeting on Tuesday 6 June 2023**



MINEHEAD TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD ON TUESDAY 2 MAY 2023 AT 7.30 PM

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

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

Officers in Attendance: Ms S Rawle (Clerk)

Members of the Public and Press: 1 member of the Public
0 members of the Press

410 To receive Apologies for Absence [LGA 1972 s85 \(1\)](#)
Apologies had been received from Cllr S Slade

411 To receive Councillors' Declarations of Interest and any Dispensations [In accordance with the provisions of the Localism Act 2011 in respect of members](#)

Member	Item	Interest	Time Period	Speak/Vote
Cllr A Lawton	3/21/23/003	Personal	2023	Stayed in room, spoke, did not vote
Cllr A Lawton	T21/23/005	Personal	2023	Stayed in room, spoke, did not vote
Cllr T Venner	3/21/23/044	Personal	2023	Stayed in room, did not speak, did not vote

Dispensation requests

None

412 To approve the Minutes of the Planning Committee Meeting held on Tuesday 4 April 2023
(Minutes to be agreed by councillors who were in attendance)

Proposed: Cllr Venner

Seconded: Cllr Palmer

Agreed with all in favour by those in attendance.

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APPENDIX 1

415 A TOWN AND COUNTRY PLANNING ACT 1990

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SC notified of MTC recommendation	SC Decision
3/21/22/086 11.04.23	Mrs Pamela Milnes Rosa Mundi Woodcombe Minehead TA24 8SB	Erection of storage shed to replace derelict shed already demolished – Pam’s Patch, Land north of Woodcombe Cottages, Minehead TA24 8SE	The Committee can see no material planning reason to refuse this application providing the views of the conservation officer are considered and that the application conforms with all policies in respect of the Woodcombe Conservation Area. PROPOSED: Cllr Venner SECONDED: Cllr Hodson	10.05.2023	
3/21/23/003 19.04.23	Ms Melanie Rose Jubilee Café The Esplanade Minehead TA24 5BE	Alterations to crazy golf course to include replacement kiosk, with store, in the shape of a beach hut and the erection of a 3m high lighthouse (Amendment to previous application)	The Committee can see no material planning reason to refuse this application. PROPOSED: Cllr Venner SECONDED: Cllr M Palmer 1 abstention	10.05.2023	

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<p>3/21/23/021 30.03.23</p>	<p>Nick Messara Chancery Costings Ltd 36/38 Cross Hayes Malmesbury Wiltshire SN16 9TY</p>	<p>Erection of 1 no dwelling – Laurence House, Parks Lane, Minehead TA24 8BX</p>	<p>The Committee object to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. Over development because of the size of the proposed building. 2. The design is not in keeping with the area and street scene given its proximity to a conservation area. 3. Highways concerns need to be given due consideration in the decision of this application. 	<p>10.05.2023</p>	
<p>3/21/23/028 30.03.23</p>	<p>Mrs Alison Corbett Brake Lodge Periton Road Minehead TA24 8SN</p>	<p>Erection of a replacement garage</p>	<p>The Committee feel unable to make a recommendation on this application due to insufficient information. There is lack of detail on how the number of trees to be removed will be replaced. The application should be deferred until further information available.</p> <p>PROPOSED: Cllr Lawton SECONDED: Cllr C Palmer</p>	<p>10.05.2023</p>	
<p>3/21/23/030 28.03.23</p>	<p>Mr Murray Bush 14 Lower Park Minehead TA24 8AX</p>	<p>Erection of a single storey side extension and rear decking</p>	<p>The Committee can see no material reason to refuse the application.</p> <p>PROPOSED: Cllr Venner SECONDED: Cllr M Palmer</p>	<p>10.05.2023</p>	

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3/21/23/032 14.04.23	Mr Jack Claydon 15 Spring Gardens Alcombe Minehead TA24 6BH	Erection of a timber framed garden room with attached undercover seating area	The Committee can see no material reason to refuse the application. PROPOSED: Cllr Hodson SECONDED: Cllr Venner	10.05.2023	
3/21/23/034 14.04.23	Butlins Skyline Ltd 1 Park Lane Hemel Hempstead Hertfordshire HP2 4YL	Erection of a temporary staff accommodation village comprising of snoozepods, common room units and associated landscaping for a period of up to five years – Butlins Somerwest World, Warren Road, Minehead TA24 5SH	The Committee can see no material reason to refuse the application. PROPOSED: Cllr Venner SECONDED: Cllr Lawton	10.05.2023	
3/21/23/037 14.04.23	Ms Ruth Barry 33 Lower Park Minehead TA24 8AY	Erection of single storey side and rear extension	The Committee can see no material reason to refuse the application. PROPOSED: Cllr Venner SECONDED: Cllr M Palmer	10.05.2023	
3/21/23/038 17.04.23	Mr Justin Harris 15 King Edward Road Minehead TA24 5EA	Erection of external fire escape stair and first floor doorway opening	The Committee are unable to pass comment on this application because of the lack of information and detail. There appears to be no design and access statement. The Committee would like to see this application deferred until adequate information is available to enable the Committee to form a view.	10.05.2023	
3/21/23/039 14.04.23	Mr Mark Home c/o Architectural Studio SW Ltd 26 Friday Street Minehead TA24 5UE	Erection of 1 no dwelling with detached garage, garden and parking – Land adjacent to 106 Periton Lane, Minehead TA24 8DZ	The Committee can see no material reason to refuse the application. PROPOSED: Cllr Lawton SECONDED: Cllr Hodson	10.05.2023	

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<p>3/21/23/040 20.04.23</p>	<p>Mr Darren Brosnahan Butlins Skyline Ltd 1 Park Lane Hemel Hempstead Hertfordshire HP2 4YL</p>	<p>Erection of single storey office module as a drive through check-in building and sentry booth – Butlins Somerwest World, Warren Road, Minehead TA24 5SH</p>	<p>The Committee can see no material reason to refuse the application. PROPOSED: Cllr Venner SECONDED: Cllr Lawton</p>	<p>10.05.2023</p>	
<p>3/21/23/041 21.04.23</p>	<p>Mr B Maynard-Smith 29 Long Street Williton Taunton TA4 4QN</p>	<p>Installation of 5 no windows in west elevation – Minehead Shed at Alcombe Children’s Centre, Stephenson Road, Minehead TA24 5EB</p>	<p>The Committee can see no material reason to refuse the application. PROPOSED: Cllr Venner SECONDED: Cllr C Palmer</p>	<p>10.05.2023</p>	
<p>3/21/23/043 25.04.23</p>	<p>Ms Margaret Rooke-Matthews 3 Hillview Road Minehead TA24 8EE</p>	<p>Erection of a single storey extension to the rear with alterations to conservatory</p>	<p>The Committee can see no material reason to refuse the application. PROPOSED: Cllr Venner SECONDED: Cllr M Palmer</p>	<p>10.05.2023</p>	
<p>3/21/23/044 27.04.23</p>	<p>Mr Dean Seacombe c/o Architectural Studio 26 Friday Street Minehead TA24 5UE</p>	<p>Conversion of garage into 1 no residential dwelling – Garage to the rear of 11 Glenmore Road, Minehead TA24 5BQ</p>	<p>RECOMMEND REFUSAL The Committee have concerns of the proposed size of the dwelling for occupation that will result in an over development of site, furthermore the design is not in keeping with street scene. 1 abstention</p>	<p>10.05.2023</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 05.04.23	Mr Stephen Arnold 2 Eton Cottage Bampton Street Minehead TA24 5TR	Replacement of windows	The Committee can see no material reason to refuse the application providing replacement windows are like for like and that the intended works conform with relevant policies concerning conservation areas. PROPOSED: Cllr M Palmer SECONDED: Cllr B Hodson	10.05.2023	
3/21/23/031 12.04.23	Mr & Mrs Ball Peberdy House Middle Chinnock Crewkerne TA18 7PW	Replacement of 2 no side elevation dilapidated windows (1 no timber, 1 no upvc) with 2 no painted timber framed windows, replacement of upvc soil stack, render to be removed from front and side elevation and replaced with lime render, brown stained front elevation windows to be painted white – Seagate Cottage, 15 Quay Street, Minehead TA24 5UL	The Committee can see no material reason to refuse the application. Recommend views of conservation officer are sought. PROPOSED: Cllr Venner SECONDED: Cllr Hodson	10.05.2023	
3/21/23/033 14.04.23	Mr & Mrs Ball Peberdy House Middle Chinnock Crewkerne TA18 7PW	Replacement of 1 no rear elevation dilapidated timber window and felted awning with 1 no painted timber framed window and slate awning, render to be removed from front elevation and replaced with lime render – 15A Quay Street, Minehead TA24 5UL	The Committee can see no material reason to refuse the application. PROPOSED: Cllr Venner SECONDED: Cllr Hodson	10.05.2023	

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<p>3/21/23/035 14.04.23</p>	<p>Mr Peter Jones 8 The Parks Minehead TA24 8BS</p>	<p>Replacement of roof with natural slate</p>	<p>The Committee can see no material reason to refuse the application.</p> <p>PROPOSED: Cllr M Palmer</p> <p>SECONDED: Cllr C Palmer</p>	<p>10.05.2023</p>	
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D TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TREES REGULATIONS 1969 AND 1999

None

The Meeting closed at 8.30 pm.