



# MINEHEAD TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING

HELD ON TUESDAY 4<sup>th</sup> of July 2023 AT 7.30 PM

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

**Present:** Cllr M Palmer (Chair)  
**Councillors:** Cllr B Hodson, Cllr A Lawton, Cllr C Palmer

**Members of the:** 6 members of the Public  
**Public and Press:** 0 members of the Press

**45 To receive** Apologies for Absence [LGA 1972 s85 \(1\)](#)

There were no apologies.

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

There were no Declarations of Interest and no Dispensations.

**47 To approve** the Minutes of the Planning Committee Meeting held on Tuesday 6<sup>th</sup> of June 2023

**Proposed: Cllr MP** **Seconded: Cllr BH**  
**Agreed** with all in favour by those in attendance.

**48 To adjourn** the meeting for public inclusion [\(Standing Order No 3e\)](#)

Members of the public spoke to councillors about their concerns over Application 3/21/23/055. Their concerns included: that the large, three-storey houses would be overbearing, particularly on the neighbouring bungalows, leading to loss of privacy; flood and run-off risks; parking; and removal of mature trees. They also pointed out that some of comments in support on the planning portal were from people who did not live in the town.

**49 To receive** relevant written communications.  
None received.

**50 To consider** the planning applications received – *APPENDIX 1*  
The Chair proposed, and it was agreed, to consider application 3/21/23/055 as the first item in order to accommodate members of the public in attendance.

APPENDIX 1

50 A TOWN AND COUNTRY PLANNING ACT 1990

| Reference/<br>Date | Address   | Details of Development  | Town Council Comments  | Date SC notified<br>of MTC<br>recommendation | SC<br>Decision |
|--------------------|---|---|--|--|----------------|
| 3/21/23/055        | 18 King Edward Road<br>Minehead<br>TA24 5EA           | Demolition of dwelling and erection of 5 No. detached dwellings, ancillary garaging, car parking, drainage infrastructure and landscaping | <p><b>Object</b></p> <p>The Committee objected to the application for the following material planning reasons:</p> <p>Significant loss of residential amenity for the neighbouring bungalows which has not been dealt with in the design and access statement</p> <p>Overbearing appearance and design</p> <p>Lack of parking and access issues</p> <p>Potential drainage and flooding problems</p> <p>If the Planning Officer is minded to approve, it was requested that this should be referred to Committee for a site visit</p> <p>PROPOSED: Cllr C Palmer</p> <p>SECONDED: Cllr Lawton</p> |  |                |
| 3/21/23/048        | Barclays Bank<br>5 The Parade<br>Minehead<br>TA24 5LS | Conversion of first floor vacant retail space into 1 No. residential apartment  | <p>The Committee could see no material planning reason to refuse this application.</p> <p>PROPOSED: Cllr Hodson</p> <p>SECONDED: Cllr Lawton</p>   |  |                |

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| 3/21/23/052 | Land South of Hopcott Road<br>Minehead              | Application for Outline Planning with all matters reserved, except for access, for the erection of up to 60 No. dwellings with vehicular and pedestrian access, public open space, car parking and landscaping | <p><b>Object</b></p> <p>The Committee objected to the planning application for the following material planning reasons:</p> <p>Lack of information about drainage<br/>Access to the A39 for vehicles, cyclists and pedestrians and accessibility issues<br/>Lack of infrastructure and facilities in the town<br/>The site is a long way from any public transport</p> <p>Councillors drew attention to the fact that the Design and Access Statement is at least 5 years out of date and that there have been a number of changes to the services and amenities that are mentioned, for example that there is now only one GP surgery in Minehead and the nearby convenience store has closed.<br/>Councillors requested an update on the S278 work for the two existing, adjacent developments.</p> <p>PROPOSED: Cllr C Palmer</p> <p>SECONDED: Cllr Hodson</p> |  |  |
| 3/21/23/053 | Lagom<br>Moor Road<br>Minehead Somerset<br>TA24 5RT | Erection of proposed canopy over existing parking area   | <p><b>Object</b></p> <p>The Committee objected for the following material planning reason:</p> <p>Visual impact in a conservation area and impact on adjacent Grade II* listed church</p> <p>PROPOSED: Cllr Lawton</p> <p>SECONDED: Cllr C Palmer</p>   |  |  |

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| 3/21/23/054 | Irnham Lodge<br>Doctors Surgery<br>Townsend Road<br>Minehead Somerset<br>TA24 5RG | Replacement of UPVC windows (which are damaged), with powder coated aluminum windows with the enlargement of window openings to provide improved natural daylight | The Committee could see no material planning reason to refuse this application.<br><br>PROPOSED: Cllr Hodson<br><br>SECONDED: Cllr M Palmer  |  |  |
| 3/21/23/056 | 16 Parkhouse Road<br>Minehead Somerset<br>TA24 8AB                                | Conversion and raise in height of attached garage/study to form a family room   | The Committee could see no material planning reason to refuse this application.<br><br>PROPOSED: Cllr C Palmer<br><br>SECONDED: Cllr M Palmer  |  |  |
| 3/21/23/058 | 32 Spring Gardens<br>Minehead<br>Somerset<br>TA24 6BH                             | Erection of a single storey extension to the rear 32 Spring Gardens, Minehead, TA24 6BH   | The Committee could see no material planning reason to refuse this application.<br><br>PROPOSED: Cllr M Palmer<br><br>SECONDED: Cllr Lawton  |  |  |
| 3/21/23/059 | Price Western Leather Co Ltd<br>Ponsford Road<br>Minehead Somerset<br>TA24 5DX    | Replacement of roof cladding to north section of the building and installation of solar panels  | The Committee could see no material planning reason to refuse this application. They did, however, recommend that a Glare Impact Assessment be carried out to ensure that there is no impact on neighbouring properties.<br><br>PROPOSED: Cllr C Palmer<br><br>SECONDED: Cllr Lawton |  |  |

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| 3/21/23/060 | 3A Hawksworth Road<br>Minehead<br>TA24 5BZ | Internal alterations to include removal of modern partition walls, erection of stud walls and the installation of an inline tile vent | The Committee could see no material planning reason to refuse this application.<br><br>PROPOSED: Cllr M Palmer<br><br>SECONDED: Cllr Hodson |  |  |
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| 3/21/23/061 | Periton Mead<br>Minehead<br>TA24 8DS | Variation of condition No.07 (dwelling occupation) of application 3/21/16/075 | Object<br>The Committee objected for the following material planning reason:<br><br>Lack of provision for pedestrian and cyclist safety<br><br>PROPOSED: Cllr Hodson<br><br>SECONDED: Cllr Lawton |  |  |
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| 3/21/23/062 | Lower Moor Farm Cottage<br>Moor Road<br>Minehead<br>Somerset<br>TA 5RX | Alterations to the side lean to extension and conversion into a WC with formation of access into the main house | The Committee could see no material planning reason to refuse this application.<br><br>PROPOSED: Cllr C Palmer<br><br>SECONDED: Cllr Hodson<br><br>Cllr Lawton abstained |  |  |
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**B PLANNING (CONTROL OF ADVERTISEMENTS) (ENGLAND) REGULATIONS 2007**

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| 3/21/23/064 | Vulcan Field<br>Seaward Way<br>Minehead | Installation of an 18m high monopole supporting 6 No. antennas with a wrap around equipment cabinet at the base of the column, installation of 2 No. equipment cabinets and ancillary development thereto | The Committee could see no material planning reason to refuse this application.<br><br>PROPOSED: Cllr Hodson<br><br>SECONDED: Cllr C Palmer<br>Cllr M Palmer abstained |  |  |
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C PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

| Reference/<br>Date | Applicant  | Details of Development  | Town Council Comments  | Date SWaT<br>notified of MTC<br>recommendation | SWaT<br>Decision |
|--------------------|--|---|--|--|------------------|
| 3/21/23/057        | 35 Quay Street<br>Minehead<br>Somerset<br>TA24 5UL                     | Internal alterations to include removal of modern partition walls, erection of stud walls and the installation of an inline tile vent | The Committee was unable to make a decision without seeing the report from the Conservation Officer's visit.<br><br>PROPOSED: Cllr M Palmer<br><br>SECONDED: Cllr Hodson |  |                  |
| 3/21/23/063        | Lower Moor Farm Cottage<br>Moor Road<br>Minehead<br>Somerset<br>TA 5RX | Alterations to the side lean to extension and conversion into a WC with formation of access into the main house                       | The Committee referred the decision to the Conservation Officer.<br><br>PROPOSED: Cllr C Palmer<br><br>SECONDED: Cllr Lawton   |  |                  |

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

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| 3/21/23/065 | Mart Road<br>Minehead<br>TA24 5BJ | Erection of 6 No. bay carport at Hedley Price Funeral Directors | The Committee can see no material planning reason to refuse this application.<br><br>PROPOSED: Cllr C Palmer<br><br>SECONDED: Cllr Hodson |  |  |
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The Meeting closed at 9.20pm.