



MINEHEAD TOWN COUNCIL

Minutes of the Planning Meeting of Minehead Town Council
held on
Tuesday 10th October 2023 at 6.30 pm at
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

1. To receive apologies for absence.

It was resolved to accept the apologies from Councillor Bill Hodson.

2. To receive disclosures of unregistered or other interests from councillors on matters to be considered at the Meeting.

There were no disclosures of unregistered or other interests.

3. To approve the Minutes of the Planning Meeting of Minehead Town Council held on Tuesday 5th September 2023 and to discuss any matters arising.

It was agreed to approve the Minutes. There were no matters arising.

4. To consider the Planning Applications received.

The applications were considered and comments are at Appendix 1.

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
<p>3/21/23/080 Erection of a single storey extension to the rear 39 Glenmore Road, Minehead, TA24 5BH</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/23/067. Various internal and external works - 41 Quay Street, Minehead, TA24 5UL</p>	<p>The Committee supports this application.</p>
<p>CMA/21/23/001 Application to determine if prior approval is required for a proposed change of use of the ground floor office space from Commercial, Business and Service (Use Class E) to 1 No. Dwelling (Use Class C3) 9 Parkhouse Road, Minehead, TA24 8AB</p>	<p>The Committee has no comment on this proposal</p>
<p>3/21/23/081 Variation of Condition No's 2 and 3 to amend plans and change the stone for brick on application 3/21/21/112 Nyasha, 13 Tregonwell Road, Minehead, TA24 5DU</p>	<p>Councillors objected to the application for the following reason: The change in material is not in keeping with the conservation area, the existing dwelling or surrounding dwellings</p>
<p>3/21/23/082 Installation of a playground, including associated equipment and external lighting with erection of a single-storey extension to restaurant Butlins Somerwest World, Warren Road, Minehead</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/23/083 Erection of two purpose built, modular prefabricated units to form a National Coastwatch Institution station and associated store/training room The Seafront, Warren Road, Minehead</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/23/084 Construction of raised replacement roof with flat roofed dormers to front and rear and solar panels to rear roof slope, alterations to single storey flat roofed rear extension, removal of gable roof to front elevation and replacement with pitched roof incorporating an extended porch 7 Chestnut Way, Minehead, TA24 6EB</p>	<p>The Committee could see no material planning reason to refuse this application.</p>

<u>Application</u>	<u>Recommendation</u>
<p>3/21/23/086 Erection of flat roof rear extension and lean to roof side extension plus alterations to the rear patio - 37 Hillview Road, Minehead, TA24 8E</p> <p>3/21/22/084 Erection of 10 No. dwellings including access, drainage infrastructure, and landscaping Land east of Porlock Road, Minehead</p>	<p>The Committee could see no material planning reason to refuse this application.</p> <p>Minehead Town Council continues to object to the granting of this application for the reasons previously stated, and on the grounds lack of pedestrian access to public transportation, lack of medical facilities IE: only one doctors' surgery, dentists not taking new NHS patients, minor injuries' unit regularly closed due to lack of staff. No proven need for this type of dwelling. The proposed S106 agreement conditions are woolly, restrictive and unclear as to what the "direct vicinity" means. Should the application be approved, MTC would request these restrictive conditions be removed and the scope of the S106 contribution broadened.</p>