



MINEHEAD TOWN COUNCIL

Minutes of the Planning Meeting of Minehead Town Council
held on
Wednesday 10th January 2024 at 7.30 pm at
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

Present: Councillors M Palmer (Chair), Lawton, Hodson and C Palmer
Officers in Attendance: K Pietrusiewicz (Admin Assistant)
Members of Public : 0 member of the Public

1. To receive apologies for absence.
There were no apologies.

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 Wednesday 6th December 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.

The meeting ended at 8.50pm.

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
<p>3/21/23/100 Change of use from Class F2 to Sui Generis with formation of 10 No. additional car parking spaces The Seahorse Centre, Stephenson Road, Minehead</p>	<p>The Committee raise concern about:</p> <ol style="list-style-type: none"> 1.The loss of established hedge facing Stephenson Rd 2. The proximity of the car washing area to the watercourse and potential for run off of detergents into the watercourse and marsh. 3.Lack of electric vehicle charging facility
<p>3/21/23/103 Application for Outline Planning with all matters reserved, except for access, for the erection of 1 No. detached dwelling 9 Paganel Road, Minehead</p>	<p>The Committee object to this application on the following grounds:</p> <ol style="list-style-type: none"> 1.Out of keeping with existing street scene and the overdevelopment of the site. 2.Loss of established hedgerows and mature trees
<p>CMA/21/23/002 Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) 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</p>	<p>The Committee could see no material planning reason to refuse this application, however the committee raise concerns about the location in flood zone 3</p>
<p>3/21/23/104 Replacement of the UPVC windows (which are damaged), with powder coated aluminum windows and the enlargement of window openings to provide improved natural daylight Irnham Lodge, Townsend Road, Minehead, TA24 5R</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/23/105 Erection of 1 No. dwelling (resubmission of 3/21/23/021) Laurence House, Parks Lane, Minehead</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.

<u>Application</u>	<u>Recommendation</u>
<p>3/21/24/001 Variation of condition 2 (approved plans) of planning permission 3/21/23/068 in order to incorporate a hipped roof to the side (east) elevation for a new ensuite at first floor level Combe Meadows, Woodcombe Lane, Minehead, TA24 8SA</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/23/106 Proposal: Erection of substation building (retention of works already undertaken) Land off Hopcott Road, Minehead</p>	<p>Whilst the Committee understands the works have already been undertaken, however the Committee objects to repeated retrospective applications and the developers failure to honour their financial obligation.</p>