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**MINEHEAD TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE MEETING**

HELD ON TUESDAY 7th March 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.

*(\* denotes Somerset West and Taunton Councillor “SWaT”)*

*(\*\* denotes Somerset County Councillor “SCC”)*

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**Officers in Attendance:** Ms M Porter, (Assistant Clerk**)**

**Members of the:**  3 members of the Public

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

333 TO RECEIVE APOLOGIES AND DECLARATIONS OF MEMBERS’ INTERESTS IN RESPECT OF ANY AGENDA ITEM

Apologies had been received from Cllr T Bloomfield, Cllr M Kravis

334 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY

07. 02. 2023 - *minutes to be agreed by councillors who were in attendance*

**Proposed: Cllr T Venner Seconded: Cllr A Lawton**

335 **Disclosures of interest**

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| **Member** | **Item** | **Interest** | **Time Period** | **Speak/Vote** |
| Cllr S Slade | 3/21/23/016 | Personal | 2023 | Stayed in room, did not vote |
| Cllr T Venner | 3/21/23/016 | Personal | 2023 | Stayed in room, did not vote |
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| Cllr C Palmer | All | SWaT Councillor | 2023 | Stayed in the room, spoke and voted |
| Cllr T Venner | All | SWaT Councillor | 2023 | Stayed in room, spoke and voted |

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

A member of the public read out a Statement on Item number 3/21/23/014, 07/03/23

337 TO RECEIVE RELEVANT WRITTEN COMMUNICATIONS

None Received

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

Please note: Planning application **3/21/23/014, 07/03/23 Café, Blenheim Road, Minehead, TA24 6AJ, was brought forward to the beginning of this section:**

**APPENDIX 1**

6 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** |
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| **3/21/23/004** | **70 West Street, Minehead, TA24 5HR** | Erection of conservatory on raised decking area to the rear | **The Committee can see no material planning reason to refuse this application**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr A Lawton** | **07.03. 2023** |  |

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| **3/21/22/084** | **Land East of Porlock Road, Minehead** | Erection of 10 No, dwellings including access, drainage infrastructure, and landscaping | **Objection: The proposed development is outside the development boundary.**  **The Pedestrian access is poor; concerns about large vehicle access such as refuse collection, Drainage tests completed in June 2021, during dry season, show trial pits which were placed on a high elevation on the land failed to drain in the required time frame. No evidence Highways will agree to speed limit change. No evidence the site will be able to use existing sewer 1/4 mile away from the site.**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr S Slade** | **07.03. 2023** |  |
| **3/21/22/090** | **Barclays Bank, 5 The Parade, Minehead TA24 5LS** | Conversion of existing vacant retail space previously serving A vault into No 1 residential apartment, with minor alterations to insert a new rooflight and windows, and conservation of existing coach house to for 1 no. dwelling- | **The committee objects to this application and considers it to be over development in the conservation area; no parking provision; public transportation cannot be relied upon. The changes to windows of the unit still do not give the unit enough visual amenity.**  **PROPOSED: Cllr B Hodson**  **SECONDED: Cllr S Slade** | **07. 03.2023** |  |
| **3/21/22/103** | **The Quay, Minehead Harbour, Quay Street, Minehead,** | Erection of 1 No detached dwelling with ground floor store/garage lock-up | **This application has been withdrawn** | **07.03.2023** |  |

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| **3/21/23/011** | **126 Periton Lane, Minehead, TA2 4DY** | Replacement windows erection of bike shed, replacement of roof over outbuildings, repairs to boundary fences with minor internal and external alterations | **The Committee can see no material planning reason to refuse this application**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr M Palmer** | **07.03.2023** |  |
| **3/21/23/012** | **HSBC, Wellington Square, Minehead, Ta24 5LH** | Removal of external ATM, signage, and CCTV with removal of componentry, equipment, and marketing internally. | **The Committee can see no material planning reason to refuse this application**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr C Hodson** | **07.03.2023** |  |
| **3/21/23/014** | **Café, Blenheim Road, Minehead, TA24 6AJ** | 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 mobile catering unit. | **Objection: The committee strongly objects to this application for the following reasons:**  **It does not include: The provision of kitchen facilities; Dishwashing facilities.**  **Refrigeration facilities; Cleansing provisions for customer areas; Hygiene facilities for staff or customers.**  **Secure onsite disposal of waste.**  **Pushchair or disabled access from within Blenheim Gardens.**  **The application proposes a raised deck with gates to be closed during the hours the park is closed and proposes unacceptable cafe opening hours between 7am to 11pm which are outside the gardens’ opening hours.**  **The proposed raised deck area is not in keeping with these Edwardian gardens which are in a Conservation Area.**  **The application proposes to site a disabled ramp which will have no access from within the gardens. The only access will be from the adjacent North Road car park, forcing those less able, or with push chairs to negotiate vehicular traffic in order enter and exit the cafe through said carpark, which has no footpath. The proposed means** **of waste disposal by transporting it across North Rd carpark to the tenant's premises in the Avenue, is wholly inadequate and unsanitary and has the potential to attract wildlife and vermin.**  **There is no proposed access from the catering van to the cafe other than to exit the site, into the carpark and up the ramp to the decking area while carrying food and drink.**  **A Preliminary Bat Roost and Breeding Bird Assessment has been requested by SCC Ecology; this has not been produced. This greatly concerns the committee since the structure is in a parkland setting and has been derelict for some years.**  **The committee is also concerned about the proposed loss of trees and potential damage of the Monterey Cypress.**  **Proposed: Cllr T Venner**  **SECONDED: Cllr A Lawton** | **07.03.2023** |  |
| **3/21/23/015** | **68 Marshfield Road, Minehead TA24 6AJ** | Erection of side and rear extensions and erection of porch to front elevation. | **The Committee can see no material planning reason to refuse this application**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr A Lawton** | **07.03. 2023** |  |
| **3/21/23/016** | **25 Ponsford Road, Minehead TA24 5DX** | Erection of single storey rear extension and formation of second vehicle access point | **The Committee can see no material planning reason to refuse this application however the committee requests the driveway be constructed using permeable materials.**  **PROPOSED: Cllr M Palmer**  **SECONDED: Cllr B Hodson** | **07.03.2023** |  |
| **03/21/23/017** | Bankia, Whitecross Lane, Minehead, TA24 8DG | Erection of side extension and porch on the west elevation plus alterations to balcony on the south elevation | **The Committee can see no material planning reason to refuse this application**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr B Hodson** | **07.03.2023** |  |
| **03/21/23/018** | 1 Martlet House, Martlet Road, Minehead, Ta24 8QD | Erection of timber prefabricated single storey granny annex for ancillary residential used associated with the dwelling | **The Committee can see no material planning reason to refuse this application the committee requests a condition that the structure be for ancillary use only.**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr S Slade** | **07.03.2023** |  |
| **3/21/23/020** | 19 Holloway Street, Minehead, TA24 5NR | Erection of lean-to glass canopy extension to side elevation and minor alterations to boundary wall | **The Committee can see no material planning reason to refuse this application**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr M Palmer** | **07.03.2023** |  |

B PLANNING (CONTROL OF ADVERTISEMENTS) (ENGLAND) REGULATIONS 2007

None

C PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

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| **Reference/**  **Date** | **Applicant** | **Details of Development** | **Town Council Comments** | **Date SWaT notified of MTC recommendation** | **SWaT Decision** |

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| **3/21/23/013** | **HSBC, Wellington Square, Minehead, Ta24 5LH** | **Removal of external ATM, signage, and CCTV with removal of componentry, equipment, and marketing internally.** | **The Committee can see no material planning reason to refuse this application**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr C Hodson** | **07.03 2023** |  |

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

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| **T21/23/002** | **Flat 2, Penrryhn, St Michaels Road, Minehead, TA24 5JP** | **Notification to fell one yew tree with Higher Town Conservation area** | **Object to this application as there is no reason given for the removal of the tree, so the committee requests a visit by the SW&T Tree Officer visit, and confirmation of ownership of tree.**  **PROPOSED: Cllr T Venner**  **SECONDED: Cllr C A Lawton** | **07.03 2023** |  |

The Meeting closed at 20.40 pm.