



MINEHEAD TOWN COUNCIL

EXTRAORDINARY MEETING OF THE PLANNING COMMITTEE

Minutes of the Planning Meeting of Minehead Town Council
held on

Tuesday 12th March 2024 at 6.30 pm at
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

Present: Councillors M Palmer (Chair), Hodson, C Palmer and Lawton

Officers in Attendance: Ben Parker (Town Clerk)

Members of Public: 14 members of the public.

There was a 15-minute open forum at the beginning of the Meeting for residents of Minehead to raise with councillors any matters related to items on the agenda. The following matters were raised:

A member of the public raised concerns that the project at 22 The Avenue, will cause too much disruption to the residents and the additional traffic will compromise the nearby road infrastructure. They were also concerned that the new development doesn't involve a post office. The longer opening hours of the proposed convenience store were of concern too.

Relating to the same development, A member of the public asked if there is a need for any more retirement complexes in Minehead. The development would create both long and short term access problems and parking issues in Summerland Avenue. They were concerned about the reduction of available car parking whilst the development is ongoing. They wanted a guarantee that the development will contain an open and operational convenience store once completed.

Another member of the public agreed that there is enough housing for retirement age people within Minehead and they felt social housing was what the town required. The developers had suggested that the development will free up family sized housing, but this could put additional strain on local schools, doctors, dentists etc. However, all these organisations are already experiencing difficulty accommodating residents' needs. They felt the development would have a large detrimental impact on the town centre. They were worried that whilst the development is ongoing a lot of residents who rely on the existing CO-OP store for necessities, who will not be able to access the out of town supermarkets whilst the development is ongoing.

A member of the public felt there was a need to attract the younger generation to the town and this development would not do that. They had concerns that there was no affordable housing in this application. As the proposed development is within the town centre, they suggested the noise from

the nearby shops and pubs could cause an issue for would-be residents. They questioned if the new development would cause the loss of nearby street trees.

It was asked if the Town Council had received any feedback on the public consultation that was held by the developers earlier in the year. Councillors confirmed that they had not received any feedback.

The meeting convened.

9. To receive apologies for absence.

There were no Apologies for absence.

10. To receive disclosures of unregistered or other interests.

There were no disclosures of unregistered or other interests.

11. To consider the Planning Applications received.

The applications were considered. See Appendix 1 for comments.

The meeting ended at 7:20 pm.

CLlr M Palmer
Planning Committee Chair
March 2024

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
<p>3/21/24/020 Demolition of retail shops and erection of retail store and building fronting Summerland Avenue comprising of a retirement living scheme with 35 No. apartments with associated communal lounge, garden, manager's office, car parking, access, communal recycling area, sub-station and hard and soft landscaping 22 The Avenue, Minehead, TA24 5AZ</p>	<p>Object The Committee strongly objected to the planning application for the following material planning reasons: The application papers contain no control measures to offset the disruption during the 2 year construction period.</p> <p>The development contains air and ground source heat pumps but the application does not address the additional noise emitted from these within a built up residential area.</p> <p>Councillors stressed the need for mixed accommodation such as affordable housing needed within all new developments.</p> <p>Once the development is built there will be an increased traffic flow into the car park to access the new development. The application doesn't provide any proposals on how this will be offset.</p> <p>The proposed delivery access for the convenience store is not suitable for large goods lorries, risking the safety of other users of the development and pedestrians.</p> <p>The development will increase water usage and the dispersal of foul water and sewage. Reassurance of whether the existing utilities infrastructure can cope with the increased pressure is required.</p> <p>There is no evidence of the financial viability of the proposed development.</p> <p>The existing CO-OP is a highly valued supermarket for many people on the north side and centre of the town. The proposed convenience store will see the floor space reduce by 75%. This could mean the new development containing a general convenience store as opposed to the valued supermarket that is currently in situ.</p> <p>There was no information on how many staff the proposed store will employ and</p>

<u>Application</u>	<u>Recommendation</u>
	<p>the Town Council cannot support a development that could result in job losses.</p> <p>The proposed architecture of the front elevations of the proposed store is not in keeping with the architecture of existing nearby buildings or the surrounding Conservation Area.</p> <p>West Somerset Local Plan to 2032 (WSP) Policy S3C is referenced in the application. However, as this is quoting an 8 year old needs survey which would now be out of date. Another needs survey is needed as the existing survey may not reflect modern day requirements, as proven by the number of similar retirement properties which have been on the market long-term.</p> <p>WSP retained Policy CA5 the materials for the shop-front do not enhance or preserve the character or appearance of the Conservation Area</p> <p>Contrary to the requirements of Policy MD1 of The WSP there is a high probability local employment will decrease as a result of this development.</p> <p>Policy NH13 of the WSP requires High standards of design, meaning a development should make a positive contribution to local environment and this application fails to fulfil that requirement.</p> <p>The proposed number of parking spaces for the new development is too low compared to the number of potential residents.</p> <p>The available data on resident bicycle usage from other similar sites shows usage is low and therefore the suggestion of high bicycle use of would-be residents is not accurate.</p> <p>The proposed development borders a Conservation Area, it does not enhance, compliment, or improve the character of a Conservation Area.</p>

<u>Application</u>	<u>Recommendation</u>
	Resolved to strongly object to the proposed development. Minehead Town Council requests that this application be put before the Somerset Council Planning Committee.

DRAFT