



MINEHEAD TOWN COUNCIL

Minutes of the Planning Meeting of Minehead Town Council
held on
Tuesday 4th June 2024 at 6.30 pm at
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

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

21. To elect a Chair for planning committee

Proposed: Cllr Anne Lawton **Seconded:** Cllr Bill Hodson

Agreed with all in favour that Cllr M Palmer be elected Chair of the Planning Committee.

22. To receive apologies for absence.

It was resolved to accept the apologies from Councillor Marcus Kravis.

23. 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.

24. To approve the Minutes of the Planning Meeting of Minehead Town Council held on Wednesday 1st May 2024 and to discuss any matters arising.

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

25. To consider the Planning Applications received.

The applications were considered and comments are at Appendix 1.

The meeting ended at 8.25 pm.

Cllr M Palmer
Planning Committee Chair
June 2024

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
<p>3/21/24/032 Variation of Condition No. 02 (approved plans) of application 3/21/24/011 The Seahorse Resource Centre, Stephenson Road, Minehead, TA245EB</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/033 Variation of Condition No. 02 (approved plans) of application 3/21/23/015 68 Marshfield Road, Minehead, TA24 6AJ</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>T/21/24/008 Notification to fell 9 elm trees within Quay Street Conservation Area 17 Quay Street, Minehead, TA24 5UL Application Tree Works in Conservation Area</p>	<p>The Committee strongly objects to this application. The committee expressed serious concerns about the potential loss of such a large number of trees in this highly sensitive area.</p> <p>The site is within the Quay Street Conservation area; no valid reason has been given for felling of such a large number of trees; there is the distinct potential for disturbance to the already unstable cliff face; loss of wildlife habitat; loss of rainwater run-off retention;</p> <p>The committee request that tree officer visit the site to determine whether any form of management works to the trees is necessary.</p> <p>The committee believes Elm trees which survived Dutch Elm disease should be preserved</p>
<p>CMA/21/24/002 Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Use Class E) into 3 No. Dwellings (Use Class C3) John Ware Chemist, 65 Alcombe Road, Minehead, TA24 6BD</p>	<p>The Committee has no comments</p>

<u>Application</u>	<u>Recommendation</u>
<p>3/21/24/034 Display of 1 No. externally illuminated fascia sign (retention of works already undertaken) 6 The Avenue, Minehead, TA24 5UQ</p>	<p>The Committee strongly objects the application: It is not made clear from the application that this is an animated, scrolling sign which changes and flashes every few seconds. Whilst the application site is not in the conservation area it is surrounded by the conservation area and adjacent to, and visible from, three listed buildings, within said conservation area. The sign is not in keeping with the ethos of a conservation area and does not fit in with the surrounding static street signage.</p>
<p>3/21/24/035 Erection of a two storey extension to the rear with conversion of loft into ancillary accommodation and erection of 2 No. dormers and internal alterations at 76 Alcombe Road, Minehead 76 Alcombe Road, Minehead, TA24 6BB</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/036 Erection of extension to porch 5 Marshfield Gardens, Marshfield Road, Minehead, TA24 6AJ</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/038 Erection of rear single storey extensions, replacement of garage plus associated internal alterations 24 Exmoor Way, Minehead, TA24 8AZ</p>	<p>The Committee raised concerns that: The proposed extension is disproportionate in size to the existing property and out of keeping with the size of similar properties in the surrounding area.</p>
<p>3/21/24/039 Formation of off road parking area and dropped kerb 32 Glenmore Road, Minehead, TA24 5BH</p>	<p>The Committee objects: lack of turning circle potential reversing of vehicles from and on to a busy road. Images provided show a large green tree blocking proposed visibility splay to the left. Committee requests the Highways officer visit the site.</p>

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