



MINEHEAD TOWN COUNCIL

Minutes of the Planning Meeting of Minehead Town Council
held on
Tuesday 6th August 2024 at 7.30 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

30. To receive apologies for absence.

Cllr Marcus Kravis apologies were received.

31. 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.

32. To approve the Minutes of the Planning Meeting of Minehead Town Council held on Tuesday 2nd July 2024 and to discuss any matters arising.

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

33. To consider the Planning Applications received.

The applications were considered and comments are at Appendix 1.

The meeting ended at 8:50 pm.

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
<p>3/21/23/055 Demolition of dwelling and erection of 5 No. detached dwellings, ancillary garaging, car parking, drainage infrastructure and landscaping 18 King Edward Road, Minehead, TA24 5EA</p>	<p>The Committee objected to the application for the following material planning reasons:</p> <ul style="list-style-type: none"> - Significant loss of residential amenity for the neighbouring bungalows which has not been dealt with in the design and access statement - Overbearing appearance and design - Lack of parking and access issues. - Potential drainage and flooding problems <p>Although it would appear some issues have been addressed the amendments do not go far enough. The committee notes there is still no mention that the site is bounded on two sides by bungalows. The committee also expressed concern there is no indication how many trees would be lost and request this application be decided by Somerset West Planning Committee.</p>
<p>3/21/24/046 Display of 1 No. externally illuminated fascia sign and monolith The Seahorse Resource Centre, Stephenson Road, Minehead, TA24 5EB</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/047 Erection of single storey flat roof rear extension 15 Lightermans Close, Minehead, TA24 6GB</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/048 Proposal: Erection of a single storey extension to the rear 74 Alcombe Road, Minehead, TA24 6BB</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/050 Erection of a single storey extension to the side and rear 59 Ponsford Road, Minehead, TA24 5DY</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/051 Application for a lawful development certificate for the existing use of former hotel as 1 No. residential dwelling Woodcombe Lodge, Bratton Lane, Minehead, TA24 8SQ</p>	<p>The Committee could see no material planning reason to refuse this application.</p>

<u>Application</u>	<u>Recommendation</u>
<p>T/21/24/010 Notification to fell one Liquidambar tree and to carry out management works to one cedar tree within Higher Town Conservation Area Jacaranda, Clanville Road, Minehead, TA24 5PD</p>	<p>The lack of adequate images and diagrams, and no provision of evidence of the damage being done to the wall, have made it impossible for the committee to make comment. The Committee request the tree officer visit the site.</p>
<p>T/21/24/011 Application to re-pollard one willow tree (to previous pollard points) included in West Somerset District (Minehead) Tree Preservation Order T/3/88 Fulford Court, Millbridge Gardens, Minehead</p>	<p>The Committee could see no material planning reason to refuse this application. Please provide photo next time.</p>
<p>3/21/24/053 Installation of guarding and formation of patio area Drop Anchor, 37 Quay Street, Minehead, TA24 5UL</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/054 Installation of guarding and formation of patio area Drop Anchor, 37 Quay Street, Minehead, TA24 5UL</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/055 Change of use of shop into 2 No. flats including reconfiguration of first floor flat 7 Summerland Road, Minehead</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/056 Installation of electrification works including GRP housings, and chargers First Bus Depot, 11, 12, 28 Mart Road Industrial Estate, Minehead, TA24 5BJ</p>	<p>The Committee could see no material planning reason to refuse this application.</p>
<p>T/21/24/012 Notification to fell one alder tree, one holm oak and one holly within Wellington Square Conservation Area The Cottage, Holloway Street, Minehead, TA24 5NR</p>	<p>The Committee could see no material planning reason to refuse this application.</p>

<u>Application</u>	<u>Recommendation</u>
<p>3/21/24/058 Display of 1 No. externally illuminated internal sign 56B The Avenue, Minehead, TA24 5BB</p>	<p>The Committee strongly objects this application for following reasons:</p> <ul style="list-style-type: none"> - The sign is fully in the Wellington Square conservation area -There is no indication in the design and access statement that the sign is in fact animated -Therefore, 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>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 continues to be of the opinion that the proposed extension remains disproportionate in size to the existing dwelling and out of keeping with the proportions of similar properties in the surrounding area.</p>

Cllr M Palmer
 Planning Committee Chair
 August 2024