



## MINEHEAD TOWN COUNCIL

Minutes of the Planning Meeting of Minehead Town Council  
held on  
Tuesday 5<sup>th</sup> November 2024 at 6.30 pm at  
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

**Present:** Councillors M Palmer (Chair), Hodson, Lawton and C Palmer  
**Officers in Attendance:** B Parker (Town Clerk)  
**Members of Public:** 1 member of the Public

43. To receive apologies for absence.

Councillors Kravis and Bartlett's apologies were received.

44. To receive disclosures of unregistered or other interests from councillors on matters to be considered at the Meeting.

There were no further disclosures.

45. To approve the Minutes of the Planning Meeting of Minehead Town Council held on Tuesday 1st October 2024 to discuss any matters arising.

**RESOLVED** the Minutes of the Planning Committee Meeting of Minehead Town Council held on Tuesday 1<sup>st</sup> October 2024 were approved and signed by the chair of that meeting.

46. To consider the Planning Applications received.  
The applications were considered and comments are at Appendix 1.

The meeting ended at 7.14 pm.

**APPENDIX 1**

<u>Application</u>	<u>Recommendation</u>
<p><b>3/21/24/068</b> Erection of 1 No. two-bedroom detached dwelling in the garden to the rear <b>59 Hillview Road, Minehead, TA24 8EF</b></p>	<p>Councillors noted a prior dwelling application for this address. Access concerns via Hillview Close were identified, and parking issues raised by residents were noted. The application failed to reference the related application 3/21/24/066 associated with the site. The proposed single-story development amid existing two-story buildings raised overdevelopment concerns.</p> <p><b>RESOLVED</b> the committee objects due to site overdevelopment and incompatibility with local vernacular.</p>
<p><b>3/21/24/069</b> Erection of replacement rear conservatory <b>65 Hayfield Road, Minehead, TA24 6AD</b></p>	<p><b>RESOLVED:</b> The Committee could see no material planning reason to refuse this application.</p>
<p><b>3/21/24/070</b> Erection of single storey rear extension and single storey side extension <b>23 Ponsford Road, Minehead, TA24 5DX</b></p>	<p><b>RESOLVED:</b> The Committee could see no material planning reason to refuse this application.</p>
<p><b>3/21/24/071</b> Erection of single storey extension to the front elevation and single storey extension to the rear elevation, with associated internal alterations <b>4 Watery Lane, Minehead, TA24 5NZ</b></p>	<p><b>RESOLVED:</b> The Committee could see no material planning reason to refuse this application.</p>
<p><b>3/21/24/072</b> Erection of flat roofed dormer on the side elevation (retention of part works already undertaken) (amended scheme for side dormer following approval of 3/21/24/035) <b>76 Alcombe Road, Minehead, TA24 6BB</b></p>	<p><b>RESOLVED:</b> The Committee could see no material planning reason to refuse this application.</p>

<u>Application</u>	<u>Recommendation</u>
<p><b>3/21/24/073</b>  Erection of extension to second floor with conversion of second floor into 7 No. dwellings with formation of refuse and bicycle stores at ground floor level and covered stairwell to the rear  <b>1C The Avenue, Minehead</b></p>	<p>Councillors acknowledged that while the development could meet a local housing demand, the addition of more units beyond the 11 already approved apartments raises overdevelopment concerns. The proposed development's style and positioning within Wellington Square conservation area and proximity to three listed buildings conflicts with local vernacular.</p> <p><b>RESOLVED</b> the committee objects based on overdevelopment and incompatibility with conservation area character and adjacent listed buildings.</p>

Cllr M Palmer  
Planning Committee Chair  
November 2024