



MINEHEAD TOWN COUNCIL

Minutes of the Planning Meeting of Minehead Town Council
held on
Tuesday 3rd December 2024 at 7.30 pm at
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

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

Apologies: Councillor Kravis

Officers in Attendance: Ben Parker (Town Clerk)

47. To receive apologies for absence.

Councillor Kravis' apologies were received.

48. 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.

49. To approve the Minutes of the Planning Meeting of Minehead Town Council held on Tuesday 5th November 2024 to discuss any matters arising.

RESOLVED the Minutes of the Planning Committee Meeting of Minehead Town Council held on Tuesday 5th November 2024 were approved and signed by the chair.

50. To consider the Planning Applications received.

The applications were considered and comments are at Appendix 1.

The meeting ended at 8.25 p.m.

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
<p>3/21/24/074 Installation of two dormer windows on front elevation, and associated internal alterations Butts Paddock, 27 Abbots Way, Minehead, TA24 8UF</p>	<p>RESOLVED The Committee could see no material planning reason to refuse this application.</p>
<p>3/21/24/075 Display of 1 No. externally illuminated fascia sign and 1 No. externally illuminated projecting sign to front elevation Unit 4 Floyds Corner, The Parade, Minehead, TA24 5UF</p>	<p>The committee observed the existing illuminated signs on the premises and considered the implications of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, specifically Schedule 3, Part 4(b). It was noted that the premises sit within a conservation area and that the regulations suggest illuminated signs are not permitted within a conservation area.</p> <p>Councillors noted the lack of distinction in the above schedule between internally and externally illuminated signs, therefore the presumption is it applies to both. It was also noted the presence of existing illuminated signs in the conservation area were likely installed without proper authorisation. The potential precedent set by these existing unauthorised signs did not mitigate the committee's concerns about adherence to planning regulations, and protection of the conservation area.</p> <p>RESOLVED That the committee objects to the proposed signage on the grounds that the premises is located within a conservation area, as per the guidance provided in The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, Schedule 3, Part 4(b).</p>
<p>T/21/24/013 Notification to fell one multi-stemmed conifer and to carry out management works, including removal of dead stems and branches, to 7 maples, 14 hollies, 3 oaks, 2</p>	<p>THE COMMITTEE SUBMITS A HOLDING OBJECTION UNTIL ESSENTIAL INFORMATION IS PROVIDED</p>

<u>Application</u>	<u>Recommendation</u>
<p>firs, 3 cypress, 1 beech, 5 yews, 2 magnolias, 7 conifers (species unidentified) and 8 further trees of unidentified species within Higher Town Conservation Area Rossclere, North Hill Road, Minehead, TA24 5SF</p>	<p>The committee noted the upcoming site visit by the Somerset Council tree officer, who will assess the potential impact of the application. Given the expertise required, the committee recognised the importance of the tree officer's professional assessment.</p> <p>RESOLVED That the committee postpones its decision pending the recommendations of the Somerset Council tree officer, acknowledging their specialised knowledge in arboricultural matters.</p>
<p>3/21/24/077 Resurfacing of front garden with stone paving with erection of painted render boundary walls and painted metal railings (part retention of works already undertaken) 1 Church Farm Cottages, Church Road, Minehead, TA24 5</p>	<p>The committee raised several significant concerns regarding the proposed development. The committee noted that the Grade II listed dwelling, which is located within the Higher Town Conservation Area sits directly opposite St. Michael's Church, a Grade II* listed building which forms a critical part of the local area. Grade II* buildings are particularly important buildings of more than special interest; only around 5.8% of listed buildings are Grade II*.</p> <p>The biodiversity checklist suggests that there are no ancient trees within 50 metres of the property, which is believed to be inaccurate given the presence of numerous significant trees, particularly Yews, in the adjacent churchyard.</p> <p>Of particular concern is the proposed impermeable paving, which is out of keeping with the surrounding area, and raises water runoff issues. Additionally, the proposed railings were deemed wholly inappropriate, as they do not align with the established street scene, with no similar features present in nearby buildings. These elements would fundamentally and irreversibly undermine the character of the conservation area and aspect of the Grade II* St Michael's Church.</p> <p>RESOLVED That the committee strongly objects to the current proposal and</p>

<u>Application</u>	<u>Recommendation</u>
	<p>requests the property boundary be reinstated to its listed local stone appearance, as well as the removal of the impermeable paving, to preserve the architectural and environmental integrity of the Conservation Area.</p>
<p>3/21/24/076 Display of 1 No. internally illuminated fascia sign and 1 No. internally illuminated projecting sign 20 The Avenue, Minehead</p>	<p>The committee discussed the proposed signage, noting that while the premises are not located within the conservation area, the site is surrounded by the Wellington Square Conservation Area and directly opposite the Grade II listed Minehead Methodist Church and Grade II listed Minehead Old Hospital. For the proposed front sign, consideration was given to The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, specifically Section 4(b). It was observed that although the premises are not within the conservation area, they are bounded by the conservation area and within sight of the two aforementioned listed buildings. Regarding the proposed side sign, Section 5(1) of the same regulations was also deemed applicable.</p> <p>RESOLVED That the committee objects to the proposed signage based on Sections 4(b) and 5(1) of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, due to the site's proximity to the conservation area and listed buildings.</p>

Cllr M Palmer
 Planning Committee Chair
 December 2024

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