



MINEHEAD TOWN COUNCIL

Minutes of the Planning Meeting of Minehead Town Council
held on
Tuesday 4th February 2025 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

Not in Attendance: Councillor Kravis

Officers in Attendance: B Parker (Town Clerk)

Members of Public: No members of the Public

5. To receive apologies for absence.

No apologies were received.

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

There were no disclosures.

7. To approve the Minutes of the Planning Meeting of Minehead Town Council held on Tuesday 7th January 2025 to discuss any matters arising.

RESOLVED the Minutes of the Planning Committee Meeting of Minehead Town Council held on Tuesday 7th January 2025 were approved and signed by the chair.

8. To consider the response for Planning Application regarding the chosen street name for the development registration address for 10 plots by Acorn Land on a site on the east side of Porlock Road, Woodcombe, Minehead.

RESOLVED the planning committee had no comments on the proposed street name of 1-10 Exmoor Close, Woodcombe, Minehead, Somerset.

9. To consider the Planning Applications received.

The applications were considered and comments are at Appendix 1.

The meeting ended at 8:36 pm.

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
<p>3/21/24/078 Replacement of storage building and change of use of land from residential to sui generis Land to the north of Old Harbour House, Quay Street, Minehead, TA24 5UJ</p>	<p>The Committee acknowledged prior approval for the structural change from wooden to stone construction.</p> <p>It was noted that a previous application existed relating to Hobby Horse events, with the Committee recognising historic public concerns regarding its long-term use for these events.</p> <p>RESOLVED No material objection to the application, subject to a condition restricting the site's use to storage purposes only.</p>
<p>3/21/25/001 Change of use of dwelling to an 8 No. bedroom House of Multiple Occupancy (HMO) with associated internal alterations 54 Summerland Avenue, Minehead, TA24 5BN</p>	<p>The Committee expressed concerns regarding the applications lack of bathroom facilities for eight bedrooms, with the second floor having no toilet provision on their level and the ground floor bathroom inappropriately opening onto a kitchen.</p> <p>Further concerns were raised about inadequate fire safety measures, specifically the lack of fire escapes. The Committee determined these issues constitute an overdevelopment of the site.</p> <p>RESOLVED the committee objects to this application due to overdevelopment concerns.</p>
<p>3/21/25/004 Application for a Lawful Development Certificate for the existing use of the building as a single residential dwelling Odell Court, Periton Road, Minehead</p>	<p>The committee acknowledged that the property had been a single residential dwelling for a number of years.</p> <p>RESOLVED The committee could see no material reason to object.</p>
<p>3/21/25/006 Erection of 1 No. detached one bed dwelling Land at St Andrews Lane, Minehead</p>	<p>RESOLVED the committee could see no material reason to object.</p>

Clr M Palmer
Planning Committee Chair
February 2025

DRAFT