



# MINEHEAD TOWN COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING

HELD ON TUESDAY 5 APRIL 2022 AT 7.30 PM

AT THE COMMUNITY BUILDING, IRNHAM ROAD, MINEHEAD TA24 5DW

**Present:** Chair: Cllr M Palmer (Committee Deputy Chair)  
Councillors: Cllr A Kingston-James, Cllr H Rose

**Officers in Attendance:** Ms S Rawle - Clerk  
Mrs M Swallow - Remote Notetaker

**Members of the Public and Press:** 0 members of the Public  
0 members of the Press

**Councillors in Attendance:** Cllr C Palmer\* (*observation only*)  
(\* denotes Somerset West and Taunton (SWaT) Councillor)

**Councillors Absent:** Cllr A Berry, Cllr M Burke, Cllr O Harvey, Cllr R Lillis, Cllr J Malin,  
Cllr T Venner

1507 TO RECEIVE APOLOGIES AND DECLARATIONS OF MEMBERS' INTERESTS IN RESPECT OF ANY AGENDA ITEM

Apologies had been received from Cllr T Bloomfield, Cllr P Bolton, Cllr E Jones, Cllr M Kingston-James, Cllr A Lawton (Committee Chair).

1507.1 **Disclosures of interest**

None received.

1507.2 **Dispensation requests**

None requested.

1508 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 1 MARCH 2022 - *MINUTES TO BE AGREED BY COUNCILLORS WHO WERE IN ATTENDANCE*

**Proposed:** Cllr A Kingston-James      **Seconded:** Cllr M Palmer  
**Agreed** with all in favour.

1509 TO ADJOURN MEETING FOR PUBLIC INCLUSION (*Standing Order No 3e*)

No-one had asked to speak at the Meeting.

1510 TO RECEIVE RELEVANT WRITTEN COMMUNICATIONS

1510.1 **From SWaT Planning Department: Notice of Appeal against planning permission refusal - Application Reference 3/21/20/097**

- Erection of 1 No detached two-bedroom dwelling with garden and parking - Land to the rear of 13 Ponsford Road, Minehead TA24 5DX

1510.2 **From SWaT Planning Department: Notice of Appeal against planning permission refusal - Application Reference 3/21/21/051**

- Replacement of outbuildings with the erection of 5 No apartments with associated refuse facilities and infrastructure - The Queens Head Inn, Holloway Street, Minehead TA24 5NR

1510.3 **From SWaT Planning Department: Notice of Meeting to consider Variation of Condition No 21 - Application Reference 3/21/21/015**

- Land off Seaward Way, Minehead

Cllr M Palmer confirmed receipt of the three communications from the SWaT Planning Department.

1511 TO CONSIDER THE PLANNING APPLICATIONS RECEIVED – *APPENDIX 1*

## APPENDIX 1

### 1511 TOWN AND COUNTRY PLANNING ACT 1990

A The Committee considered applications received under the Act and made the following recommendations thereon:

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
3/21/22/019 25.03.2022	Mr Andrew Devlin Badgers End Higher Orchard Woodcombe MINEHEAD TA23 8SD	Change of use from house of multiple occupancy into 4 No apartments with the erection of a single storey extension to the rear and demolition of garages - Lambrook, 34 Tregonwell Road, Minehead TA24 5DU  <i>AMENDMENTS: Amended block plans, additional plans of garages, photographs of garages and a wildlife statement</i>	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr A Kingston-James  SECONDED: Cllr Rose	07.04.2022	Granted 12.04.2022
3/21/22/023 16.03.2022	Mr Christopher Simons Rose Cottage Combeland Road Alcombe MINEHEAD TA24 6BS	Erection of single storey rear extension - Rose Cottage, 13 Combeland Road, Alcombe, Minehead TA24 6BS	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr M Palmer  SECONDED: Cllr A Kingston-James	07.04.2022	Application withdrawn by Applicant
3/21/22/024 09.03.2022	Mr Keith Storey Minehead & District Social Club North Road MINEHEAD TA24 5QW	Erection of an outdoor bar sited within beer garden - Minehead and District Social Club, North Road, Minehead TA24 5QW	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr Rose  SECONDED: Cllr M Palmer	07.04.2022	Granted 12.05.2022
3/21/22/025 11.03.2022	Mr Pratt Butlins Skyline Ltd 1 Park Lane HEMEL HEMPSTEAD HP2 4YJ	Erection of a sprinkler reservoir and pump house - Butlins Somerwest World, Warren Road, Minehead TA24 5SH	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr M Palmer  SECONDED: Cllr Rose	07.04.2022	Granted 09.05.2022

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
3/21/22/027 07.03.2022	Mr G Baker 1 Curlew Close Alcombe MINEHEAD TA24 6UW	Erection of a single storey rear extension - 1 Curlew Close, Alcombe, Minehead TA24 6UW	<p>The Committee can see no material planning reason to refuse this application</p> <p><b>PROPOSED:</b> Cllr M Palmer</p> <p><b>SECONDED:</b> Cllr A Kingston-James</p> <p><b>The Committee recommends a visit by the SWaT Planning Officer to determine whether the wall of the adjoining property is or is not a party wall, and that the proposed extension is correctly sited in a respectful position which will not cause harm to the adjoining property.</b></p>	07.04.2022	<b>Granted 27.04.2022</b>
3/21/22/028 16.03.2022	Mr Michael Wilkens 4 Woodcombe Cottages Woodcombe Lane MINEHEAD TA24 8SE	Erection of a Shepherd's Hut at the top of the garden to be used for storage and recreation - 4 Woodcombe Cottages, Woodcombe Lane, Minehead TA24 8SE	<p>The Committee can see no material planning reason to refuse this application</p> <p><b>PROPOSED:</b> Cllr Rose</p> <p><b>SECONDED:</b> Cllr A Kingston-James</p>	07.04.2022	<b>Granted 03.05.2022</b>
3/21/22/030 17.03.2022	Mr Guy Dewdney Minerva Barton Road Alcombe MINEHEAD TA24 6BZ	Erection of first floor extension over garage - Minerva, Barton Road, Alcombe, Minehead TA24 6BZ	<p>The Committee can see no material planning reason to refuse this application</p> <p><b>PROPOSED:</b> Cllr M Palmer</p> <p><b>SECONDED:</b> Cllr A Kingston-James</p> <p><b>The Committee recommends a visit by the SWaT Planning Officer to determine whether the wall of the adjoining garage structure is or is not a party wall, and that the proposed extension is correctly sited in a respectful position which will not cause harm to the adjoining garage structure.</b></p>	07.04.2022	<b>Application withdrawn by Applicant</b>

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
3/21/22/032 30.03.2022	Ms Amy Cavill Environment Agency Manley House Kestrel Way EXETER EX2 7LQ	Erection of a sea wall ( <i>retention of work already undertaken</i> ) - Land (car park) adjacent to Minehead and West Somerset Golf Club, Warren Road, Minehead TA24 5SJ	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr A Kingston-James  SECONDED: Cllr M Palmer  <b>The Committee does not approve of retrospective planning applications: planning permission should have been sought prior to commencement of any work.</b>	07.04.2022	Awaited
3/21/22/033 24.03.2022	Ms Wendy English Roosecote Periton Road MINEHEAD TA24 8DR	Erection of a front porch canopy, rear balcony and associated alterations - Roosecote, Periton Road, Minehead TA24 8DR	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr M Palmer  SECONDED: Cllr Rose	07.04.2022	Granted 17.05.2022
3/21/22/035 29.03.2022	Mr Kevin Paton Kohima North Hill Road MINEHEAD TA24 5SF	Erection of a two-storey extension on the west elevation, single storey side extension to the east and associated alterations ( <i>resubmission of 3/21/21/106</i> )	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr A Kingston-James  SECONDED: Cllr M Palmer	07.04.2022	Awaited
3/21/22/037 31.03.2022	Dr E Driver Lark Hill The Ball MINEHEAD TA24 5JJ	Demolition of existing single-storey extension on the front elevation and replacement with new single-storey extension, re-profiling and landscaping to front tarmacked area, removal of two solar panels on south-facing roof slope and installation of four PV panels on same slope plus reinstatement of original terraces in the rear garden - Lark Hill, The Ball, Minehead TA24 5JJ	The Committee can see no material planning reason to refuse this application  PROPOSED: Cllr A Kingston-James  SECONDED: Cllr Rose	07.04.2022	Awaited

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
CMA/21/22/001 24.03.2022	Punni Estates Ltd Alcombe Road Alcombe MINEHEAD TA24 6BD	Application to determine if prior approval is required for a proposed change of use from commercial, business and service (Use Class E) to 9 No dwellinghouses (Use Class C3) - Irnham Lodge, Townsend Road, Minehead TA24 5RG	<p>The Committee can see no material planning reason to refuse this application</p> <p><b>PROPOSED:</b> Cllr A Kingston-James</p> <p><b>SECONDED:</b> Cllr M Palmer</p> <p><b>The Committee agrees that this application should be submitted for prior approval.</b></p>	07.04.2022	Prior approval given subject to certain stipulations

B PLANNING (CONTROL OF ADVERTISEMENTS) (ENGLAND) REGULATIONS 2007

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
N/A	N/A	N/A	N/A	-	-

C PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
N/A	N/A	N/A	N/A	-	-

D TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TREES REGULATIONS 1969 AND 1999

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
T/21/22/003 10.02.2022	Mr Jake Pound Morningside Martlet Road MINEHEAD TA24 5QE	Notification to fell one Western Red Cedar tree within Higher Town Conservation Area - Morningside, Martlet Road, Minehead TA24 5QE	<p>The Committee can see no material planning reason to refuse this application</p> <p><b>PROPOSED:</b> Cllr M Palmer</p> <p><b>SECONDED:</b> Cllr A Kingston-James</p> <p><b>The Committee recommends that the proposal is referred to the SWaT Tree Officer. If the tree is to be felled, there should be a proviso that a more suitable tree is planted in replacement.</b></p>	07.04.2022	<b>Raise no objection</b>

The Meeting closed at 7.57 pm.