



MINEHEAD TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD ON TUESDAY 1 MARCH 2022 AT 7.30 PM

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

Present: Chair: Cllr A Lawton
Councillors: Cllr A Kingston-James, Cllr R Lillis, Cllr M Palmer, Cllr T Venner*

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 T Bloomfield, Cllr P Bolton*, Cllr M Burke,
Cllr O Harvey, Cllr N Hercock, Cllr E Jones, Cllr J Malin

1458 TO RECEIVE APOLOGIES AND DECLARATIONS OF MEMBERS' INTERESTS IN RESPECT OF ANY AGENDA ITEM

Apologies had been received from Cllr M Kingston-James and Cllr H Rose.

1458.1 Disclosure of interest

Member	Item	Interest	Time Period	Speak/Vote
Cllr T Venner	3/21/22/013	Personal	2022	Did not speak nor vote

1458.2 Dispensation requests

None.

1459 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 1 FEBRUARY 2022 - MINUTES TO BE AGREED BY COUNCILLORS WHO WERE IN ATTENDANCE

Proposed: Cllr Lawton
Agreed with all in favour.
Seconded: Cllr Lillis

1460 TO ADJOURN MEETING FOR PUBLIC INCLUSION (Standing Order No 3e)

No-one had asked to speak at the Meeting.

1461 TO RECEIVE RELEVANT WRITTEN COMMUNICATIONS

None received.

1462 TO CONSIDER THE PLANNING APPLICATIONS RECEIVED – *APPENDIX 1*

APPENDIX 1

1462 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
3/21/22/011 31.01.2022	Somerset West & Taunton District Council Deane House Belvedere Road TAUNTON TA1 1HE	Variation of Condition No 21 (to remove the wording "before their construction begins" in relation to roads, footways, footpaths, paving, verges, junctions, street lighting, sewers, drains, walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriage way gradients, car, motorcycle and cycle parking and street furniture) of application 3/21/21/015 - Land off Seaward Way, Minehead	<p>Minehead Town Council is unable to pass opinion on this complex matter as it is unclear from the application where the risks and benefits lie in changing and/or improving the variation to Condition 21. Minehead Town Council wishes to refer the matter back to Somerset County Council Highways and Somerset West and Taunton District Council.</p> <p>PROPOSED: Cllr Lawton</p> <p>SECONDED: Cllr Lillis</p>	02.03.2022	Awaited
3/21/22/013 02.02.2022	Mr Julian Maitland-Walker Julian Maitland-Walker Solicitors 22 The Parks MINEHEAD TA24 8BT	<p>Change of use of second floor flat with minor alterations and knock through of doorway into No 22 - Second Floor Flat, 24 The Parks, Minehead TA24 8BT</p> <p><i>(Also included in Section C of the Agenda - Listed Buildings and Conservation Areas - under planning application 3/21/22/014)</i></p>	<p>The Committee recommends refusal of this application as it stands. An application for change of use from residential to commercial/business use should be submitted prior to applying for planning permission to alter the building.</p> <p>PROPOSED: Cllr Lawton</p> <p>SECONDED: Cllr M Palmer</p>	02.03.2022	Granted 22.03.22

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
3/21/22/015 07.02.2022	Mr Tim Jones Hall & Woodhouse The Brewery Bournemouth Road Blandford St Mary BLANDFORD FORUM DT11 9LS	Display of 5 No illuminated fascia signs and 4 No non-illuminated fascia signs (<i>resubmission of 3/21/21/101</i>) - The Old Ship Aground, Quay Street, Minehead TA24 5UL	<p>The Committee objects to this application on the following grounds:</p> <ul style="list-style-type: none"> - Another retrospective planning application. - The proposed signs are not befitting the age and character of the listed building: furthermore, installation of signage would damage the building's structure. <p>PROPOSED: Cllr Venner</p> <p>SECONDED: Cllr Lillis</p>	02.03.2022	Granted 28.03.2022
3/21/22/016 07.02.2022	Mr Nick Messarra Chancery Costings Ltd 36/38 Cross Hayes MALMESBURY SN16 9TY	Erection of 2 No dwellings - Laurence House, Parks Lane, Minehead TA24 8BX	<p>The Committee objects to this application on the following grounds:</p> <ul style="list-style-type: none"> - Overdevelopment of site. - The impact of removing retaining walls, hedges and a large amount of land - raising the risk of landslide/subsidence. - Impact on the character of surrounding land. - Traffic flow in Parks Lane. <p>PROPOSED: Cllr Lawton</p> <p>SECONDED: Cllr A Kingston-James</p>	02.03.2022	Awaited

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
3/21/22/017 07.02.2022	Ms Angela Pitt 8 Trinity Way MINEHEAD TA24 6GE	Erection of timber fence - 8 Trinity Way, Minehead TA24 6GE	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Lawton SECONDED: Cllr M Palmer	02.03.2022	Granted 18.03.2022
3/21/22/018 08.02.2022	Mrs Cheryl McGuinness Edgecombe Brook Street Mews Alcombe MINEHEAD TA24 6DH	Erection of single storey wraparound extension to the south-west and south-east elevations - Edgecombe, Brook Street Mews, Alcombe, Minehead TA24 6DH	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Lawton SECONDED: Cllr Lillis	02.03.2022	Granted 29.03.2022
3/21/22/019 16.02.2022	Mr Andrew Devlin Badgers End Higher Orchard Woodcombe MINEHEAD TA24 8SD	Change of use from house of multiple occupancy into 4 no apartments with the erection of a single storey extension to the rear - Lambrook, 34 Tregonwell Road, Minehead TA24 5DU	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Lawton SECONDED: Cllr A Kingston-James	02.03.2022	Awaited: amendments subsequently submitted and to be considered
3/21/22/020 17.02.2022	Mr Patrick Scribbans Coastguard House Quay Street MINEHEAD TA24 5UJ	Erection of a summer house - Coastguards House, Quay Street, Minehead TA24 5UJ	The Committee can see no material planning reason to refuse this application - but there should be compliance with and conformity to all conditions pertaining to the conservation area. PROPOSED: Cllr Venner SECONDED: Cllr Lillis	02.03.2022	Refused 30.03.2022

Reference/ Date	Applicant	Details of Development	Town Council Comments	Date SWaT notified of MTC recommendation	SWaT Decision
3/21/22/021 18.02.2022	McDonalds Restaurant Ltd Vulcan Road MINEHEAD TA24 6DG	Installation of 1 No rapid electric vehicle charging station with associated equipment within the car park - McDonalds Restaurant Ltd, Vulcan Road, Minehead TA24 6DG	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Lawton SECONDED: Cllr A Kingston-James	02.03.2022	Granted 04.04.2022
3/21/22/022 17.02.2022	Mr Sean Virgin 27 Lower Park MINEHEAD TA24 8AY	Erection of a two-storey side extension and single storey rear extensions - 27 Lower Park, Minehead TA24 8AY	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Venner SECONDED: Cllr M Palmer	02.03.2022	Granted 04.04.2022

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	The Committee can see no material planning reason to refuse this application PROPOSED: SECONDED:		

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
3/21/22/014 02.02.2022	Mr Julian Maitland-Walker Julian Maitland- Walker Solicitors 22 The Parks MINEHEAD TA24 8BT	Change of use of second floor flat with minor alterations and knock through of doorway into No 22 - Second Floor Flat, 24 The Parks, Minehead TA24 8BT	The Committee recommends refusal of this application as it stands. An application for change of use from residential to commercial/business use should be submitted prior to applying for planning permission to alter the building. PROPOSED: Cllr Lawton SECONDED: Cllr M Palmer	02.03.2022	Granted 22.03.2022

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/21/22/001 10.02.2022	Mr Anthony Holland Four Hollies Tree & Landscaping 26 Priory WELLINGTON TA21 9EN	Notification to fell one Palm tree and to carry out management works to one Cypress tree and one Bay tree within Higher Town Conservation Area - Cartref Mansions, Weirfield Road, Minehead TA24 5QF	The Committee recommends that the proposal is referred to the SWaT Tree Officer. There should be a proviso that a tree is planted to replace the one felled. PROPOSED: Cllr Lawton SECONDED: Cllr Venner	02.03.2022	Raise no objection 04.04.2022

The Meeting closed at 8.40 pm.