



MINEHEAD TOWN COUNCIL

Minutes of the Planning & Licencing Meeting of Minehead Town Council
held on
Monday 30th June 2025 at 7.30 pm in
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

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

Apologies: Councillor Lawton

Not Present: Councillor Kravis

In Attendance: B Parker (Town Clerk)

29. To receive apologies for absence.

Councillor Lawton's apologies were received.

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

There were no disclosures made.

31. To approve the Minutes of the Planning Meeting of Minehead Town Council held on Tuesday 3rd June 2025 to discuss any matters arising.

RESOLVED the Minutes of the Planning Committee Meeting of Minehead Town Council held on Tuesday 3rd June 2025 were approved and signed by the chair.

32. To consider the responses to the open consultation on the reform of planning committees
[Reform of planning committees: technical consultation - GOV.UK](https://www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation)

Councillors discussed the ongoing government consultation.

It was noted that the consultation is largely aimed at Local Planning Authorities and may not directly affect parish or town councils in their role as statutory consultees. However, they expressed concern about the possible impact on public participation in future planning processes.

RESOLVED the Planning Committee will not provide a response on behalf of Minehead Town Council at this time.

33. To discuss recently added documents:

3/10/25/001 | Erection of Roadside Service Station including EV charging hub, petrol/diesel facilities, ancillary retail store and valeting facilities, drive-through coffee shop, access/egress and landscaping | Land to the north of Ellicombe Lane, Minehead

Councillors noted that additional documents relating to the application have recently been uploaded to the Somerset Council planning portal.

These documents detail minor changes to the entrance junction, footpath and soft landscaping of the application. Members noted that a response from the Highways Authority is still awaited.

RESOLVED the committee continues to object to the application on its previously stated grounds, as the proposed amendments do not present any material planning reasons to change the original objection.

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

The meeting closed at 20:08.

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
3/21/25/025 Installation of external flue for wood burning stove Flat 3, The Old Exchange, Post Office Lane, Minehead, TA24 5AB	Councillors considered revisions to the application that address concerns regarding harm to the visual character of the conservation area. While this issue appears to have been addressed, members remained concerned about the lack of alignment with Somerset Council's environmental policy. RESOLVED the committee objects to the application due to the ongoing lack of alignment with Somerset Council's environmental policy.
3/21/25/027 Conversion of loft into ancillary accommodation with erection of dormer window to the side 35 Hayfield Road, Minehead, TA24 6AD	RESOLVED the committee could see no material reason to object the application.
3/21/25/028	

<u>Application</u>	<u>Recommendation</u>
Erection of a two storey extension to the side and a single storey extension to the rear 46 Lower Park, Minehead, TA24 8AY	RESOLVED the committee could see no material reason to object the application.
3/21/25/029 Display of 3 No. non illuminated fascia Signs, 5 No. non illuminated replacement blank fascia signs and 1 No. overhead illuminated projecting sign 20 The Parade, Minehead, TA24 5UG	Councillors discussed the proposed illuminated signage linked to the building's imminent rebranding. They expressed concern about the potential adverse impact of illuminated signage within the conservation area and noted that the Conservation Officer at Somerset Council had commented on the proposal. RESOLVED the committee objects to the illuminated signage and fully supports the Conservation Officer's comments.
6/21/25/001 Proposed change of use of Youth Hostel to dwelling Hagley Youth Hostel, Manor Road, Minehead, Somerset, TA24 6EW	Councillors considered the change of use of a building that has operated as a youth hostel for a number of years. They expressed disappointment at the potential loss of such a business but acknowledged that the building was originally constructed as a domestic dwelling before its conversion to a youth hostel. RESOLVED the committee could see no material reason to object the application.

Cllr M Palmer
Planning Committee Chair
June 2025

Initial