



MINEHEAD TOWN COUNCIL PLANNING COMMITTEE

Minutes of the Meeting held on Tuesday 5 January 2021 at 7.30 pm
Remote Virtual Meeting via Zoom

Present:

Chair: Cllr C Palmer*

Committee: Cllr T Bloomfield, Cllr A Kingston-James, Cllr A Lawton,
Cllr M Palmer, Cllr H Rose

(denotes Somerset West and Taunton Councillor "SWaT")*

Press and Public: 4 members of the public
0 members of the press

Cllrs Absent: Cllr O Harvey, Cllr N Hercock, Cllr B Mandley, Cllr D Prosser,
Cllr T Venner*

930 To receive apologies and declarations of members' interests in respect of any
Agenda item

Apologies had been received from Cllr P Bolton* and Cllr J Malin.

(a) Disclosures of interest

Member	Item	Interest	Time Period	Speak/ Vote	
Cllr A Kingston-James	3/21/20/096 3/21/20/097	Personal & MTC representative on MCCT	2021	No	Did not speak or vote.
Cllr A Lawton	3/21/20/104	Personal	2021	No	Left room, did not speak or vote
Cllr C Palmer	All	SWaT Councillor SWaT Planning Committee	2021	Yes	Stayed in the room, spoke and voted.
	3/21/20/093 3/21/20/096 3/21/20/098 3/21/20/104	Personal		No	Left room, did not speak or vote
Cllr M Palmer	3/21/20/096	Personal & MTC representative on MCCT	2021	Yes	Stayed in the room, spoke and voted.

(b) Dispensation requests

There were no dispensation requests

931 To adjourn Meeting for Public Inclusion (Standing Order No 3e)

Four members of the public had asked to speak about application no 3/21/20/093. They were permitted to speak during the particular Agenda Item.

932 To receive relevant written communications

ECC/EN/20/00066 – Open Enforcement Case – Somerset West and Taunton

ECC/EN/18/00058 – Letter re Appeal against Enforcement Case – Somerset West and Taunton

933 To receive planning decisions at variance with Town Council observations

None

934 To consider the planning applications received – Appendix 1

APPENDIX 1

934 TOWN AND COUNTRY PLANNING ACT 1990

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

Date/ Reference	Applicant	Details of Development	Town Council Comments	Date SWaT Notified of MTC Recommendation	SWaT Decision
3/21/20/060 07.12.2020	Mr Richard Boxer Moorfield Cottage Moor Road Minehead TA24 5RX	Installation of flood lighting to Court no 4, incorporating the stanchions on the southern court boundary with addition of stanchions to the northern court boundary – Minehead Tennis Club, Alexandra Road, Minehead TA24 5DP	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr H Rose SECONDED: Cllr A Lawton	06.01.2020	Granted 02.02.2021
3/21/20/086 30.11.2020	Mr Graham Drake 105 Clay Street Crockerton Warminster Wiltshire BA12 8AG	Change of use of property from C2 (Residential institution) to C3 (dwellinghouse) – The Beacon, Beacon Road, Minehead TA24 5SD	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr A Kingston-James	06.01.2020	Granted 18.01.2021
3/21/20/090 02.12.2020	Mr Bryan Howe Minehead Town Council Council Offices 3 Summerland Road Minehead TA24 5BP	Erection of solar panels to roof and various internal alterations – Public Conveniences, Car Park, Summerland Avenue, Minehead TA24 5BL	No recommendation could be made - Minehead Town Council application	06.01.2020	Granted 18.01.2021

3/21/20/092 01.12.2020	Mr Jack Bevens 9 Hillview Road Minehead TA24 8EE	Erection of a single storey side and rear extension and associated works	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr A Kingston-James SECONDED: Cllr M Palmer	06.01.2020	Granted 14.01.2021
3/21/20/093 08.12.2020	Butlins Skyline c/o Mr Ian Jewson Walsingham Planning 1 Gas Ferry Road Hotwells, Bristol BS1 6UN	Erection of a temporary building to accommodate performance stage and seating for a period of up to 3 years – Butlins, Somerwest World, Warren Road, Minehead TA24 5SH	Minehead Town Council objects. See note 1 below	06.01.2020	Granted 15.02.2021
3/21/20/095 07.12.2020	Reece Lippolis Somerset County Council 7 Coronation Road Highbridge TA9 3JD	Erection of a single storey extension to the rear and external ramp – Library, Bancks Street, Minehead TA24 5DJ	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr A Lawton SECONDED: Cllr H Rose	06.01.2020	Withdrawn 19.01.2021
3/21/20/096 09.12.2020	Mrs Nicki Maclean Somerset West and Taunton c/o Architectural Studio 26 Friday Street Minehead TA24 5UE	Erection of 2 no canopy shelters over seating platforms with associated works - Pirate Ship Play Area, Warren Road, Minehead TA24 5BG	Minehead Town Council objects. See Note 2 below	06.01.2020	Granted 18.01.2021
3/21/20/097 09.12.2020	Mr Hurley c/o Mr Adam Elston Architectural Studio 26 Friday Street Minehead TA24 5UE	Erection of 1 no detached two bedroom dwelling with garden and parking – Land to the rear of 13 Ponsford Road, Minehead TA24 5DX	Minehead Town Council objects. Overdevelopment of area.	06.01.2020	

3/21/20/098 09.12.2020	Mr Julian Sykes Brown The Dene Lodge Bircham Road Alcombe Minehead TA24 6BQ	Erection of garden room with associated works	Minehead Town Council objects. 1. Creeping Development; 2. Overdevelopment of site. Recommend application goes to SWT Planning Committee	06.01.2020	Granted 14.01.2021
3/21/20/100 11.12.2020	Mr Gary Drew Heigard Property Developments 82 Parkhouse Road Minehead TA24 8AF	Application for approval of reserved matters following outline application 3/21/17/088 for appearance, landscaping, layout and scale for the erection of 1 no detached dwelling –Land to the rear of 44 The Avenue, Minehead TA24 5AZ	The Committee don't feel the original application should have been granted, and therefore don't wish to comment on this application. PROPOSED: Cllr C Palmer SECONDED: Cllr A Lawton	06.01.2020	
3/21/20/101 16.12.2020	Mr Stephenson Bridgwater YMCA trading as YMCA Dulverton Melville House 12 Middle Street Taunton TA1 1SH	Conversion of hotel into use class sui generis for the use of the YMCA – The Gascony Hotel, 50 The Avenue, Minehead TA24 5BB	The Committee can see no material planning reason to refuse this application, but would like to see a condition that this facility is used for local people only. Minehead Town Council questions if there is evidence for a local need. PROPOSED: Cllr C Palmer SECONDED: Cllr H Rose	06.01.2020	

3/21/20/102 17.12.2020	Mr Julian Highfield Butlins Warren Road Minehead TA24 5SH	Erection of single storey office structure within the car park for drive-through check-in purposes	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr H Rose SECONDED: Cllr A Kingston-James	06.01.2020	Granted 15.02.2021
---------------------------	---	--	--	------------	-----------------------

3/21/20/103 22.12.2020	Ms Mandy Jeffery The Wyndcott Martlet Road Minehead TA24 5QE	Erection of an infill two-storey extension, replacement of flat roofs with a pitched roof and associated alterations	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr C Palmer SECONDED: Cllr A Lawton	06.01.2020	Granted 03.02.2021
---------------------------	--	--	--	------------	-----------------------

3/21/20/104 22.12.2020	Mr Julian Bloys c/o Architectural Studio 26 Friday Street Minehead TA24 5UE	Demolition of workshop and erection of 1 no detached dwelling with associated works – Workshop, Quay Lane, Minehead TA24 5QU	Minehead Town Council objects 1. Overdevelopment of area 2. Narrow access 3. Questionable boundaries and rights of access.	06.01.2020	Granted 24.08.2021
---------------------------	---	--	---	------------	-----------------------

RUD/21/20/002 22.12.2020	John Ware Ltd c/o Dandelion Seeds Architects 2 Addison Grove Taunton TA2 6JF	Prior approval for proposed change of use from retail shop (Use Class A1) to dwelling house (Use Class C3) and associated building operations – 69 Alcombe Road, Alcombe, Minehead TA24 6BD	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr H Rose SECONDED: Cllr M Palmer	06.01.2020	
-----------------------------	---	---	--	------------	--

B. Planning (Control of Advertisements) (England) Regulations 2007

Date/ Reference	Applicant	Details of Development	Town Council Comments	Date SWaT Notified of MTC Decision	SWaT Decision
3/21/20/094 10.12.2020	Mr A Ryan c/o Mr Paul Walker-Jones Mitchell Architects Stoke Village Plymouth PL3 4DT	Display of 1 no externally illuminated fascia sign – Land at Seaward Way, Minehead TA24 6DF	Minehead Town Council objects: Signage surplus to the needs for a non-retail establishment, two large signs already in place.	06.01.2020	Granted 01.02.2021

C. Planning (Listed Buildings and Conservation Areas) Act, 1990

Date/ Reference	Applicant	Details of Development	Town Council Comments	Date SWaT Notified of MTC Decision	SWaT Decision
3/21/20/089 09.12.2020	Mr R Heffer LLK Property Ltd c/o Mr Tim Dunkley Core Planning Services Ltd 28c Beaufort Road Bournemouth BH6 3AL	Conversion of listed building into 14 no flats (6 no two-bed flats and 8 no one-bed flats) – Periton Mead, Periton Road, Minehead TA24 8DS	See Note 3 below. PROPOSED: Cllr C Palmer SECONDED: Cllr A Lawton	06.01.2020	Granted 09.03.2021

D. Town and Country Planning Act 1990 (As Amended) Trees Regulations 1969 and 1999

Date/ Reference	Applicant	Details of Development	Town Council Comments	Date SWaT Notified of MTC Decision	SWaT Decision
T/21/20/007 03.12.2020	Mr Matt Cottey Cottey Grounds Maintenance Ltd 43 Draycott Avenue Taunton TA2 7QG	Notification to carry out management works to three Sycamore trees within Wellington Square Conservation Area – Wyndham House, Martlet Road, Minehead TA24 5PR	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr H Rose SECONDED: Cllr T Bloomfield	06.01.2020	Raise no objection 12.01.2021
T/21/20/008 11.12.2020	Mr J M Sullivan 7 The Cedars Minehead TA24 5PE	Application to carry out management works to one Lime tree included in West Somerset District Tree Preservation Order T/3/63	No documentation or information available. Minehead Town Council is unable to comment or make a decision.	06.01.2020	Granted 02.02.2021
T/21/20/009 21.12.2020	Mr Weatherell Oakwood Martlet Road Minehead TA24 5QE	Notification to fell one Fir tree within Higher Town Conservation Area	Minehead Town Council objects. No valid reason given to fell this tree.	06.01.2020	Withdrawn 12.01.2021

*Note 1: Damaging to local residents' mental health; Lack of Public Conveniences in the facility, or nearby; Insufficient provisions for social distancing within the facility as configured; Lack of ventilation provision, especially given the requirements in light of Covid-19; Lack of adequate soundproofing, especially in the case of warm conditions exaggerated by the lack of ventilation. Minehead Town Council requests that this application is put to the SWT Planning Committee.

*Note 2: No material value added to the site; Lack of consultation with Minehead Coastal Communities Team and Minehead Town Council.

*Note 3: The Committee can see no material planning reason to refuse this application, but wishes to see a Condition imposed that the Listed Structure should be developed/restored before any work is carried out on any new buildings on the site. Minehead Town Council do not want to see a repeat of Sandhill Park, Bishops Lydeard. Minehead Town Council requests this application is put to the SWT Planning Committee.

The meeting closed at 21:57