



MINEHEAD TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD ON TUESDAY 1 FEBRUARY 2022 AT 7.30 PM

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

Present: Chair: Cllr A Lawton
Councillors: Cllr M Burke, 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

Councillor 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 O Harvey, Cllr N Hercock, Cllr E Jones

1420 TO RECEIVE APOLOGIES AND DECLARATIONS OF MEMBERS' INTERESTS IN RESPECT OF ANY AGENDA ITEM

Apologies had been received from Cllr M Kingston-James, Cllr J Malin, Cllr H Rose.

1420.1 Disclosures of interest

| Member | Item | Interest | Time Period | Speak/Vote |
|-----------------------|-------------|-----------------|-------------|--------------------------------------|
| Cllr A Kingston-James | 3/21/21/111 | Personal | 01.02.2022 | Did not speak nor vote |
| | 3/21/22/006 | Personal | 01.02.2022 | Did not speak nor vote |
| Cllr Venner | All | SWaT Councillor | 2022 | Spoke and voted on most applications |

1420.2 Dispensation requests

None.

1421 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 7 DECEMBER 2021 - *MINUTES TO BE AGREED BY COUNCILLORS WHO WERE IN ATTENDANCE*

Proposed: Cllr Lawton

Seconded: Cllr Lillis

Agreed with all in favour.

1422 TO ADJOURN MEETING FOR PUBLIC INCLUSION (*Standing Order No 3e*)

No-one had asked to speak at the Meeting.

1423 TO RECEIVE RELEVANT WRITTEN COMMUNICATIONS

None.

1424 TO CONSIDER THE PLANNING APPLICATIONS RECEIVED – *APPENDIX 1*

APPENDIX 1

1424 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 |
|---------------------------|--|---|---|--|-------------------------------|
| 3/21/21/104 15.12.2021 | Mr A Tyrrell 1 Lower School Cottages Middle Street MINEHEAD TA24 5JH | Erection of garden shed (retention of works already undertaken) - 1 Lower School Cottages, Middle Street, Minehead TA24 5JH | <p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED: Cllr Venner</p> <p>SECONDED: Cllr Lillis</p> <p><i>Minehead Town Council does not approve of retrospective applications for retention of works already undertaken.</i></p> <p><i>The Committee is however concerned by the siting of a shed on an allocated parking space, potentially resulting in another vehicle parked on the highway.</i></p> | 02.02.2022 | Refused 09.02.2022 |
| 3/21/21/111 04.01.2022 | Mr Brian McCaffrey Parks Lane Home Furnishers Parks Lane MINEHEAD TA24 5NU | Replacement of windows and doors (<i>resubmission of 3/21/21/048</i>) - Parks Lane Discount Stores, Parks Lane, Minehead TA24 5NU | <p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED: Cllr Burke</p> <p>SECONDED: Cllr Lillis</p> | 02.02.2022 | Granted 02.03.2022 |
| 3/21/21/117 17.12.2021 | Mr Steve Lynch 68 Alcombe Road Alcombe MINEHEAD TA24 6BB | Erection of first floor rear extension and loft conversion plus erection of rear conservatory with a replacement flat roof (retention of works partly undertaken) - 68 Alcombe Road, Alcombe, Minehead TA24 6BB | <p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED: Cllr M Palmer</p> <p>SECONDED: Cllr A Kingston-James</p> <p><i>Minehead Town Council does not approve of retrospective applications for retention of works already undertaken.</i></p> | 02.02.2022 | Granted 03.02.2022 |

| Reference/ Date | Applicant | Details of Development | Town Council Comments | Date SWaT notified of MTC recommendation | SWaT Decision |
|---------------------------|--|--|---|--|-------------------------------|
| 3/21/22/001 11.01.2022 | Mr Chris Miller Westfield Glebelands MINEHEAD TA24 8DH | Application for variation of condition 2 (approved plans) and removal of condition 3 (materials) following grant of planning permission 3/21/19/014 in order to install Cedral Slate Grey horizontal cladding to each of the dormer windows instead of tiles (retention of part works already undertaken) - Westfield, Glebelands, Minehead TA24 8DH | The Committee objects to the variation of Condition 2 and removal of Condition 3. PROPOSED: Cllr Lillis SECONDED: Cllr A Kingston-James <i>Minehead Town Council does not approve of retrospective applications for retention of works already undertaken.</i> | 02.02.2022 | Granted 21.02.2022 |
| 3/21/22/004 11.01.2022 | Mr Dascombe Little Stoke Blenheim Road MINEHEAD TA24 5QB | Erection of a detached annexe - Ground Floor Flat, Little Stoke, Blenheim Road, Minehead TA24 5QB | The Committee recommends refusal of the application for the following reasons: - Situated in a flood zone - Over-development of site - Restricted and potentially dangerous access onto Blenheim Road PROPOSED: Cllr Lillis SECONDED: Cllr A Kingston-James | 02.02.2022 | Refused 11.02.2022 |
| 3/21/22/005 14.01.2022 | Mr M Sully 7 Staunton Road Alcombe MINEHEAD TA24 6DX | Erection of two storey side extension and single storey rear extension - 7 Staunton Road, Alcombe, Minehead TA24 6DX | The Committee can see no material planning reason to refuse this application PROPOSED: Cllr A Kingston-James SECONDED: Cllr M Palmer | 02.02.2022 | Awaiting decision |
| 3/21/22/006 14.01.2022 | Mr Paul Fraser Cloheen Periton Road MINEHEAD TA24 8DU | Erection of external staircase - Cloheen, Periton Road, Minehead TA24 8DU | The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Lawton SECONDED: Cllr Burke | 02.02.2022 | Granted 23.02.2022 |

| Reference/ Date | Applicant | Details of Development | Town Council Comments | Date SWaT notified of MTC recommendation | SWaT Decision |
|---------------------------|--|--|--|--|-------------------|
| 3/21/22/007 17.01.2022 | Mr Adesegun Abudu c/o Architectural Studio SW Ltd 26 Friday Street MINEHEAD TA24 5UE | Variation of Condition No 02 (approved plans) of application 3/21/11/074 to raise the ridge by 800mm to allow for first floor accommodation with internal alterations - 1 Bampton Street, Minehead TA24 5TR | The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Burke SECONDED: Cllr Lillis | 02.02.2022 | Awaiting decision |
| 3/21/22/008 18.01.2022 | Mr A Abudu 7 Quay Street MINEHEAD TA24 5UJ | Erection of a single storey extension to the rear - 7 Quay Street, Minehead TA24 5UJ <i>(also included in Section C - Listed Buildings and Conservation Areas - under planning application 3/21/22/009)</i> | The Committee proposes that the application be referred to both the Conservation and Listed Building Officers - with a recommendation that site visits are undertaken. The application is one of several recent submissions for the property. PROPOSED: Cllr Lawton SECONDED: Cllr Lillis | 02.02.2022 | Awaiting decision |
| 3/21/22/010 18.01.2022 | Mr Jamie Gunter 74 Marshfield Road Alcombe MINEHEAD TA24 6AJ | Erection of 1 No detached dwelling with vehicle parking and garden (resubmission of 3/21/21/072) - 74 Marshfield Road, Alcombe, Minehead TA24 6AJ | The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Venner SECONDED: Cllr Burke | 02.02.2022 | Awaiting decision |

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 | <p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED:</p> <p>SECONDED:</p> | 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 |
|---------------------------|---|---|--|--|-------------------|
| 3/21/22/009 18.01.2022 | Mr A Abudu 7 Quay Street MINEHEAD TA24 5UJ | Erection of a single storey extension to the rear - 7 Quay Street, Minehead TA24 5UJ | Please refer to planning application 3/21/22/008. | 02.02.2022 | Awaiting decision |

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 |
|--------------------|-----------|------------------------|---|--|------------------|
| N/A | N/A | N/A | <p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED:</p> <p>SECONDED:</p> | N/A | N/A |

The Meeting closed at 8.37 pm.