



MINEHEAD TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD ON TUESDAY 1 NOVEMBER 2022 AT 7.30 PM

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

Present: Cllr T Venner (Chair)

Councillors: Cllr M Kravis * **, Cllr A Lawton, Cllr C Palmer*, Cllr M Palmer (Deputy Chair),
Cllr A Kingston James, Cllr M Kingston James
(* denotes Somerset West and Taunton Councillor "SWaT")
(** denotes Somerset County Councillor "SCC")

Officers in Attendance: Mr B Howe, Acting Clerk
Ms M Boobyer, Assistant Clerk

Members of the 3 members of the Public
Public and Press: 0 members of the Press

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

Apologies had been received from None

207 **Disclosures of interest**

Member	Item	Interest	Time Period	Speak/Vote
Cllr M Kravis	All 3/21/22/105	SWaT Councillor SCC Councillor Personal	2022	Stayed in the room, spoke and voted
Cllr C Palmer	All	SWaT Councillor	2022	Stayed in the room, spoke and voted
Cllr A Lawton	3/21/22/105	Personal	2022	Stayed in room
Cllr A Kingston-James	3/21/22/105 3/21/22/108	Personal	2022	Stayed in room
Cllr T Venner	All 3/21/22/105	SWaT Councillor Personal	2022	Stayed in room, spoke and voted

Dispensation requests

None

- 208 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 4 OCTOBER 2022 - *minutes to be agreed by councillors who were in attendance*

Proposed: Cllr Venner

Seconded: Cllr Lawton

Agreed, with all in favour by those in attendance.

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

A member of the public expressed their concerns about the Blenheim Gardens application which has been withdrawn and wanted to strongly oppose the letting of the building. Cllr Venner suggested they bring this forward to Full Council.

- 210 TO RECEIVE RELEVANT WRITTEN COMMUNICATIONS

3/21/20/091 – Application withdrawn – Somerset West and Taunton Council

3/21/22/082 - Application withdrawn – Somerset West and Taunton Council

3/21/22/092 - Application withdrawn – Somerset West and Taunton Council

- 211 TO CONSIDER THE PLANNING APPLICATIONS RECEIVED – *APPENDIX 1*

APPENDIX 1

211 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
3/21/22/074 13.10.2022	Mr Matt Bush Land & Water Services Weston Yard Albury Guildford GU5 9AF	Installation of a tidal and outfall monitoring camera mounted on a mast/pillar on a concrete plinth alongside a roadside kiosk – Land off Esplanade, Minehead	This has been deferred to the next planning meeting. Unhappy about digging up an established flower bed and has suggested using the flagpole next to the wall or using the footpath for the electrical cables Action Cllr T Venner to contact the Deputy Clerk to discuss the options from on January 22 full council meeting. PROPOSED: Cllr T Venner, SECONDED: Cllr A Lawton	11 11 2022	
3/21/22/101 29.09.2022	Mrs Elinor Nicholas c/o Mr Adam Elston Architectural Studio SW Ltd 26 Friday Street Minehead TA24 5UE	Conversion of garage into utility and store – 15 Trinity Way, Minehead TA24 6GE	The Committee wished to defer a decision for one month owing to the lack of documents attached to the application PROPOSED: Cllr T Venner SECONDED: Cllr C Palmer	11 11 2022	
3/21/22/103 04.10.2022	Mr Dave Roberts	Erection of 1 no detached dwelling with ground floor store/garage lock-up	The Committee objects on the grounds of:	11 11 2022	

	c/o Architectural Studio SW Ltd 26 Friday Street Minehead TA24 5UE		<ol style="list-style-type: none"> 1. lack of adequate flood risk assessment and clarification on the flood zones 2. parking issues – this site is within 20 yards of the Lifeboat Station 		
3/21/22/104 05.10.2022	Mr & Mrs Stacey 6 Dunster Close Alcombe Minehead TA24 6BY	Erection of single storey rear extension	<p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED: Cllr Kravis SECONDED: Cllr A Kingston-James</p>	11 11 2022	
3/21/22/105 07.10.2022	Mr Benet Allen Avondale, Martlet Road Minehead TA24 5QD	Erection of ground mounted solar panels	<p>The Committee can see no material planning reason to refuse this application but ask that officers consider the position in a Conservation Area is balanced against climate emergency considerations</p> <p>PROPOSED: Cllr Venner SECONDED: Cllr Kravis</p>	11 11 2022	
3/21/22/112 25.10.2022	Mr Christian Dean 5 Quirke Street Minehead TA24 5TZ	Conversion of ground floor garage storeroom into 1 no flat and erection of 1 no dwelling	<p>The Committee can see no material planning reason to refuse this application</p> <p>PROPOSED: Cllr A Kingston-James SECONDED: Cllr M Palmer</p>	11 11 2022	
VSC/21/22/001 07.10.2022	Sebastian Arbis Stratton Land Ltd 152 City Road	Application for Modification or Discharge of a Planning Obligation (Section 106 Agreement) to remove the	The Committee strongly opposes this application:	11 11 2022	

	London EC1V 2NX	requirement of the 'Community Facilities Contribution' – Land south of Hopcott Road, Minehead	<ol style="list-style-type: none"> 1. The S106 Agreement was agreed prior to the start of the development 2. S106 Agreements are to benefit the community not the developer 3. Granting this application would set a precedent for other developers 		
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B PLANNING (CONTROL OF ADVERTISEMENTS) (ENGLAND) REGULATIONS 2007

None

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
3/21/22/108 13.10.2022	Mr A Abudu 7 Quay Street Minehead TA24 5UJ	Installation of ground mounted gas meter box	The Committee can see no material planning reason to refuse this application but ask that consideration should be given to placing the box at the back of the building as this is in a conservation area. PROPOSED: Cllr Venner SECONDED: Cllr Lawton	11 11 2022	
3/21/22/111 25.10.2022	Mr Robert Knox 39 Quay Street Minehead	Replacement of roof cladding with reclaimed clay tiles	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Venner	11 11 2022	

	24 5UL		SECONDED: Cllr Kravis		
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D TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TREES REGULATIONS 1969 AND 1999

T/21/22/007 06.10.2022	Mr Anthony Holland 26 Priory Wellington TA21 9EN	Application for management works to 3 no Pittisporum trees and felling of 1 no Strawberry tree – Cornerways, Ballfield Road, Minehead TA24 5JL	The Committee wished to defer application on the grounds they seek advice from the Tree Officer.		
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The Meeting closed at 20.35pm.