



MINEHEAD TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD ON TUESDAY 6 SEPTEMBER 2022 AT 7.30 PM

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

Present: Cllr M Palmer (Deputy Chair)

Councillors: Cllr T Bloomfield, Cllr A Kingston-James, Cllr A Lawton, Cllr C Palmer*

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

(** denotes Somerset County Councillor "SCC")

Officers in Attendance: Ms S Rawle – Clerk

Members of the 0 members of the Public

Public and Press: 0 members of the Press

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

Apologies had been received from Cllr M Kravis* **, Cllr T Venner (Chair).

134 **Disclosures of interest**

Member	Item	Interest	Time Period	Speak/Vote
Cllr T Bloomfield	3/21/22/082	Personal	06 09 2022	Stayed in the room; did not speak or vote
Cllr C Palmer	All	SWaT Councillor	2022	Stayed in the room, spoke and voted

Dispensation requests

None.

- 135 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 2 AUGUST 2022 - *MINUTES TO BE AGREED BY COUNCILLORS WHO WERE IN ATTENDANCE*

Proposed: Cllr C Palmer **Seconded: Cllr A Lawton**
Agreed, subject to minor amendment, with all in favour.

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

No-one had asked to speak at the Meeting.

- 137 TO RECEIVE RELEVANT WRITTEN COMMUNICATIONS

T/21/22/005 - Email from Somerset West and Taunton Council

3/21/22/071 – Application withdrawn – Somerset West and Taunton Council

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

APPENDIX 1

138 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
3/21/22/069 19.08.2022	Mr Richard Cox 26 Castle Mead Washford Watchet TA23 0PZ	Conversion of loft space into 1 no dwelling – 3 Bampton Street, Minehead TA24 5TR	MTC objects: 1 Not sufficient details of dimensions and plans 2 There appears to be no fire escape 3 Committee would prefer to see dormer windows in place of velux	09 09 2022	
3/21/22/081 01.08.2022	Mr Julian Sykes-Brown The Dene Lodge Bircham Road Minehead TA24 6BQ	Installation of rooflights and erection of dormer – Rachels House, Bircham Road, Alcombe, Minehead TA24 6BQ	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr Lawton SECONDED: Cllr A Kingston-James	09 09 2022	
3/21/22/082 15.08.2022	Mr William Wynn Bar 21 The Avenue Minehead TA24 5AY	Erection of a single storey extension, including raising of floor and flat roof levels, with alterations and construction of raised decked seating area – Café, Blenheim Gardens, Blenheim Road, Minehead TA24 5PY	MTC objects Please see details below	09 09 2022	

3/21/22/083 17.08.2022	Mr Robert Hickley Greenslades 95 Periton Lane Minehead TA24 8EA	Erection of garden shed (retention of works already undertaken)	The Committee can see no material planning reason to refuse this application but the Committee would prefer the correct planning permissions to be applied before works commence PROPOSED: Cllr A Kingston-James SECONDED: Cllr Lawton	09 09 2022	
3/21/22/084 22.08.2022	Acorn Developments Agent: Mrs Samantha Thomas Tetra Tech Planning Hawkridge House Chelston Business Park Wellington TA21 8YA	Erection of 10 no dwellings including access, drainage infrastructure and landscaping – Land east of Porlock Road, Minehead	MTC objects Please see details below	09 09 2022	
3/21/22/086 16.08.2022	Mrs Pamela Milnes Rosa Mundi Woodcombe Minehead TS24 8SB	Erection of storage shed to replace derelict shed already demolished – Pam’s Patch, Land north of Woodcombe Cottages, Minehead TA24 8SE	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr M Palmer SECONDED: Cllr A Kingston-James	09 09 2022	
3/21/22/088 01.09.2022	Mr Jimmie Logan Rugby Property Assets Ltd Unit 12 Davy Court Castle Mound Wa Rugby CV23 0UZ	Conversion of former coach house (presently vacant ancillary space to retail unit) into 1 no residential dwelling – Barclays Bank, 5 The Parade, Minehead TA24 5LS	MTC objects: 1 Over-development of site which is in a Conservation Area 2 Lack of sustainability	09 09 2022	
3/21/22/089 31.08.2022	Mr Julian Maitland-Walker 22 The Parks Minehead TA24 8BT	Conversion of 1 no flat into 2 no flats – Flat 1, Lynton House, The Parks, Minehead TA24 5NF	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr A Kingston-James SECONDED: Cllr Lawton	09 09 2022	

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
3/21/22/80 01.09.2022	Ms Josie Kerrigan Flat 12, Cleveland St Michael's Road Minehead TA24 5RZ	Various internal and external alterations	The Committee can see no material planning reason to refuse this application but recommends that the application is referred to the SWaT Conservation Officer and that consideration be given to the fire risk of installation of a wood burner on the top floor of a dwelling PROPOSED: Cllr Lawton SECONDED: Cllr A Kingston-James	09 09 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/21/22/006 11.08.2022	Miss Zara Wooley 41 Green Road Headington Oxford OX3 8ZD	Notification to crown-reduce one Bay tree (to 1.5 metres height and width) within Higher Town Conservation Area (and to remove dead elm trees) – Walnut Tree Cottage, 3 Church Steps, Minehead TA24 5JS	The Committee can see no material planning reason to refuse this application PROPOSED: Cllr M Palmer SECONDED: Cllr Lawton	09 09 2022	

Application No 3/21/22/082 - CAFÉ, BLENHEIM GARDENS, BLENHEIM ROAD, MINEHEAD TA24 5PY

The proposed plans are a significantly larger footprint than the leased site and are beyond the original proposal for renovation which was, simply, to refurbish and conform the structure to building regulations. The purpose of the building is as a café to provide light refreshments to visitors of Blenheim Gardens. The demographic of the users of the gardens are in the main the elderly, small children, those wanting peace and quiet, families and residents who don't have their own outdoor space.

The scale of the development (100+ covers) is excessive in relation to the number of visitors. There are no plans for toilet facilities which are a legal requirement for either staff or customers. It is not permitted to rely on externally provided public toilets, such as those in the gardens. It would seem that the intention is to use the café after the park has closed, which the Committee find unacceptable in a residential area. The development is within a conservation area. The Committee feels that the scale and design for the site are not in keeping with that of a Conservation Area and are not in line with the requirements of Policy CA/1.

The plan details a takeaway servery which is not in the park. Visitors to the gardens will have to leave the gardens to use the servery. The servery opening out on to North Road car park poses a danger to customers with vehicles entering or leaving the car park.

The applicants are asking for 16 hours opening a day 7am – 11pm, 7 seven days a week which seems to be unachievable with 2 members of staff. The Committee also consider the opening hours to be excessive and leads to the increased risk of antisocial behaviour and damage to the gardens. No information has been given about whether a licence would be sought for alcohol or music and if so the Council would strongly object to this.

The Committee strongly object to the removal of trees as detailed in the plans.

The Committee requests that the application is referred to Somerset West & Taunton Planning Committee.

Application No 3/21/22/084 - LAND OFF PORLOCK RD

Since they are unable to provide pedestrian/cycle access to the development, there is an assumption that Minehead Town Council would permit pedestrian/cycle access through the Cemetery; we find this unacceptable.

There is no mains sewer access to the proposed development; the nearest potential sewer access is approximately one third of a mile away.

The proposed development site sits outside the development boundary, as determined by the West Somerset Local Plan.

The boundary of Exmoor National Park sits within 300m of the proposed development site.

The proposed development sits within the 60mph speed limit zone; there is no guarantee that a lowering of the speed limit to 30 would be made to enable access to the development.

No matter what claims are made in the Design and Access statement, the Environment Agency flood map puts a section of the site within flood zone 3, a further section within zone 2.

This is an area prone to flooding during events of heavy rainfall; both Porlock Road and Minehead Cemetery, which sits just below the site, have experienced recent episodes of flooding, increased runoff from the development will undoubtedly lead to more frequent flooding of the Cemetery.

The following sections of the NPPF state that:

159. Inappropriate development in areas at risk of flooding should be avoided. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

We believe that the development is not necessary and will increase the risk of flooding elsewhere.

164. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.

We believe the development will adversely impact areas which are prone to flooding, including Minehead Cemetery which is consecrated land.

The Meeting closed at 8.45 pm.