



MINEHEAD TOWN COUNCIL

Minutes of the Planning & Licencing Meeting of Minehead Town Council
held on
Tuesday 2nd December 2025 at 6.30 pm at
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

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

In Attendance: B Parker (Town Clerk)

55. To receive apologies for absence.

No apologies were received.

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

Cllr Kravis has a standing declaration as a Somerset Councillor.

There were no further disclosures of unregistered or other interests from councillors on matters to be considered at the Meeting.

57. To approve the Minutes of the Planning Meeting of Minehead Town Council held on Tuesday 4th November 2025 to discuss any matters arising.

RESOLVED the minutes of the Planning Committee Meeting of Minehead Town Council held on Tuesday 4th November 2025 were approved and signed by the chair as a true and accurate record.

58. To consider the Planning Applications received.

The applications were considered and comments are at Appendix 1.

The meeting ended at 7.22 pm.

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
3/21/24/068 PINS Reference Number: APP/E3335/W/25/3375107 Appeal by: Mr Sykes-Brown Erection of 1 No. two-bedroom detached dwelling in the garden to the rear 59 Hillview Road, Minehead, TA24 8EF	RESOLVED the committee maintains its original objection on the grounds of over development of the site and incompatibility with the local vernacular.
3/21/24/066 PINS Reference Number: APP/E3335/W/25/3375432 Appeal by: Mr and Mrs Don Erection of 1 No. detached dwelling on the land to the south 59 Hillview Road, Minehead, TA24 8EF	RESOLVED the committee has no additional comments on this application beyond those previously submitted
3/21/25/054 Erection of 1 No. sustainable dwelling and outbuildings to form exemplary ecological homestead Fields directly to the east of Penny Hill Farm, Combeland Road, Alcombe, Minehead TA24 6BT	Concerns were raised that the land is not allocated in the Local Plan and that existing buildings in the area predate the Local Plan. The site is currently agricultural land and its proximity to the Exmoor National Park boundary was noted, with reference to Policy MD1 of the Local Plan. Additional concerns related to access due to the narrow road serving the site. RESOLVED by majority that the committee objects to the proposal due to its location on unallocated agricultural land, its proximity to the National Park boundary and potential conflict with Policy MD1, and concerns regarding inadequate access via a narrow road.
3/21/25/057 Installation of 1 No. BT Street Hub with removal of associated BT payphones Pavement outside Jubilee Cafe, The Esplanade, Minehead	Concerns were raised that the site lies within a conservation area and the proposed structure would not enhance the character of the location. Additional

<u>Application</u>	<u>Recommendation</u>
	<p>concerns included potential light pollution, the impact of lighting on the setting, and the risk of distraction to passing drivers. It was also noted that the proposal would be in clear view of a listed building.</p> <p>RESOLVED the committee objects to the proposal on the grounds that it would fail to preserve or enhance the character of the conservation area, would adversely affect the setting of a listed building, and would introduce an unacceptable highway safety risk.</p>
<p>3/21/25/058 Installation of 1 No. BT Street Hub and removal of associated BT payphones with display of 2 No. internally illuminated digital LCD screens Pavement outside of Jubilee Cafe, The Esplanade, Minehead</p>	<p>Concerns were raised that the site lies within a conservation area and the proposed structure would not enhance the character of the location. Additional concerns included potential light pollution, the impact of lighting on the setting, and the risk of distraction to passing drivers. It was also noted that the proposal would be in clear view of a listed building.</p> <p>RESOLVED the committee objects to the proposal on the grounds that it would fail to preserve or enhance the character of the conservation area, would adversely affect the setting of a listed building, and would introduce an unacceptable highway safety risk.</p>
<p>3/21/25/060 Installation of modular 'Click and Collect' pod with associated livery and signage Tesco Stores Ltd, Seaward Way, Minehead, TA24 5BY</p>	<p>The committee expressed concern about the proposed removal of the recycling facility within the car park.</p> <p>RESOLVED The committee does not object to the application in principle but requests that the retention of the recycling facility be secured as part of any approval granted.</p>
<p>3/21/25/061</p>	

<u>Application</u>	<u>Recommendation</u>
Display of 3 No. externally illuminated painted/vinyl graphics Tesco Stores, Seaward Way, Minehead, TA24 5BY	RESOLVED the committee could see no material reason to object.
3/21/25/062 Proposal: Replacement of internal window with a doorway 2 Church Farm Cottages, Church Road, Minehead, TA24 5JR	RESOLVED the committee could see no material reason to object and supports the application, noting its contribution to improving accessibility.
3/21/25/063 Replacement of 4 No. windows Corner Cottage, Church Street, Alcombe, Minehead, TA24 6BL	RESOLVED the committee could see no material reason to object.

Cllr M Palmer
 Planning Committee Chair
 December 2025

Initial