



## MINEHEAD TOWN COUNCIL

Minutes of the Planning & Licencing Meeting of Minehead Town Council  
held on  
Tuesday 31<sup>st</sup> March 2026 at 7.30 pm at  
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

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

**Apologies:** Councillors Kravis and Bartlett.

**In Attendance:** Ben Parker (Town Clerk)

**2026/15.** To receive apologies for absence.

Councillors Kravis and Bartlett's apologies for absence were **received**.

**2026/16.** To receive disclosures of unregistered or other interests from councillors on matters to be considered at the Meeting.

All councillors declared an interest in planning application 3/21/26/015, as the application had been submitted on behalf of Minehead Town Council. Stayed in room, did not speak, did not vote.

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

**2026/17.** To approve the Minutes of the Planning Meeting of Minehead Town Council held on Tuesday 3<sup>rd</sup> March 2026 to discuss any matters arising.

**RESOLVED** the Minutes of the Planning Committee Meeting of Minehead Town Council held on Tuesday 3<sup>rd</sup> March 2026 were approved and signed by the chair as a true and accurate record.

**2026/18.** To discuss the towns conservation areas, the Council's views on them and the potential development of a town council conservation plan.

The Committee discussed the town's Conservation Areas and noted recent activity highlighting the need for clearer understanding of how these areas will be managed in the future. Members wished to establish Somerset Council's intentions regarding any forthcoming reviews or updates.

**RESOLVED** to defer the item and request that the Clerk contact Somerset Council to seek clarification on their plans for the town's Conservation Areas, including whether any reviews are scheduled.

**2026/19.** To consider the Planning Applications received.

The applications were considered and comments are at Appendix 1.

The meeting ended at 8:31 pm.

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## APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
<p><b>3/21/26/008</b> Erection of 2 No. dwellings on land to the rear <b>Beatlands, Middlecombe, Periton Road, Minehead, TA24 8SN</b></p>	<p>Councillors discussed the proposed development and raised several significant concerns. They considered the level of hard landscaping to be disproportionate to the size of the site, amounting to overdevelopment.</p> <p>Members also felt that the design did not reflect the local vernacular. The site lies outside the designated development boundary and is only a short distance from the Exmoor National Park boundary, increasing the sensitivity of the location. Councillors further noted that the proposal would require the removal of an established orchard, resulting in the loss of existing green infrastructure and a reduction in local biodiversity.</p> <p>Members also highlighted inaccuracies within the Design Statement, including references to nearby bus stops which do not exist. They noted the absence of pedestrian footpaths on either side of the road at this location, creating unsafe conditions for pedestrians. The site is not within a safe or practical walking distance of local services or facilities, meaning it does not support sustainable travel.</p> <p><b>RESOLVED</b> to object to the application on the grounds of overdevelopment; design out of keeping with the local character; the site's location outside the development boundary and proximity to the National Park; loss of an existing orchard and associated green infrastructure; inaccuracies within the Design Statement; and the lack of safe or sustainable pedestrian access.</p>
<p><b>3/21/26/011</b> Replacement of timber framed windows and doors, along with their associated spandrel panels, with grey uPVC framed units (like for like fenestration) <b>St Andrews Court, St Andrews Lane, Minehead</b></p>	<p><b>RESOLVED</b> the committee could see no material planning reason to object the application.</p>

<u>Application</u>	<u>Recommendation</u>
<p><b>3/21/26/012</b>  Partial demolition of single storey extension and rear balconies with erection of a single storey link extension, front porch and a three storey extension to the rear  <b>Eastleigh Care Home, Periton Road, Minehead, TA24 8DT</b></p>	<p>Councillors discussed the architectural significance of the existing building and expressed concern that the proposed extension may not be as sympathetic to the original structure as it could be.</p> <p>However, Councillors acknowledged the identified need for care home provision within the town and recognised that the building proposed for removal is not of notable architectural quality. They also noted that a purpose-built extension could provide an improved quality of life for residents.</p> <p><b>RESOLVED</b> the committee could see no material planning reason to object the application.</p>
<p><b>3/21/26/013</b>  Conversion of outbuilding, with erection of a single storey extension to the side, to form granny annexe  <b>Woodcombe Farmhouse, Woodcombe Lane, Minehead, TA24 8SB</b></p>	<p>Councillors acknowledged the previously withdrawn application and noted that, previously, the Committee could identify no material planning reason to refuse the current proposal. At that time, Members had requested that consideration be given to applying a condition restricting the building to ancillary use to the main dwellinghouse, and that advice be sought from the Conservation Officer due to the site's context. Councillors agreed that their position remained unchanged.</p> <p><b>RESOLVED</b> the committee could see no material planning reason to object the application, subject to a condition securing the building as ancillary to the main dwellinghouse and advice obtained from the Conservation Officer due to the site's context.</p>
<p><b>3/21/26/014</b>  Conversion of outbuilding, with erection of a single storey extension to the side, to form granny annexe  <b>Woodcombe Farmhouse, Woodcombe Lane, Minehead, TA24 8SB</b></p>	<p><b>RESOLVED</b> the committee could see no material planning reason to object the application, subject to a condition securing the building as ancillary to the main dwellinghouse and advice obtained from the Conservation Officer due to the site's context.</p>

<u>Application</u>	<u>Recommendation</u>
<b>3/21/26/015</b> Change of use of shelter to public conveniences and replace felt roof for timber shingles <b>Shelter adjacent to North Road, Blenheim Gardens, Blenheim Road, Minehead, TA24 5PZ</b>	Due to the declarations of interest, the Committee offered no comments on this application.
<b>3/21/26/016</b> Various internal and external alterations including cellar extension <b>The Old Ship Aground, Quay Street, Minehead, TA24 5UL</b>	Councillors acknowledged that an investment of this scale in a town public house, given its prominent location at the harbour, was to be welcomed  <b>RESOLVED</b> the committee could see no material planning reason to object the application.
<b>3/21/26/017</b> Various internal and external alterations including cellar extension <b>The Old Ship Aground, Quay Street, Minehead, TA24 5UL</b>	<b>RESOLVED</b> the committee could see no material planning reason to object the application.

Cllr M Palmer  
 Planning Committee Chair  
 March 2026

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