



MINEHEAD TOWN COUNCIL

Minutes of the Planning & Licencing Meeting of Minehead Town Council
held on
Tuesday 4th November 2025 at 6.30 pm at
the Town Council Offices, 3 Summerland Road, Minehead TA24 5BP

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

Not in Attendance: Councillor Kravis

Officers in Attendance: B Parker (Town Clerk)

50. To receive apologies for absence.

No apologies were received.

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

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

All councillors present declared a personal interest in licensing application WK/000056173, as they are members of the applicant organisation. Stayed in room, spoke, did not vote.

52. To approve the Minutes of the Planning Meeting of Minehead Town Council held on Tuesday 7th October 2025 to discuss any matters arising.

RESOLVED the Minutes of the Planning Committee Meeting of Minehead Town Council held on Tuesday 7th October 2025 were approved and signed by the chair as a true and accurate record.

53. To consider the Planning Applications received.

The applications were considered and comments are at Appendix 1.

54. To consider the Licencing Applications received.

The applications were considered and comments are at Appendix 2.

The meeting ended at 7.20 pm.

APPENDIX 1

<u>Application</u>	<u>Recommendation</u>
<p>3/21/25/031 Appeal by: SAH Property LTD Variation of Condition No. 02 (approved plans) of application 3/21/25/019 in order to add a dormer to the front roof to create additional ancillary accommodation 57 Summerland Avenue, Minehead</p>	<p>RESOLVED that the committee confirmed that its previous position remains unchanged, stating that it believes the addition of a front-facing dormer would be detrimental to the homogeneous street scene. "The Committee objects to this application on the following grounds: the application makes mention of a neighbouring front facing dormer however the committee can find no planning application for the aforementioned dormer. The committee believes that the addition of a front facing dormer will be a detriment to the homogeneous street scene."</p>
<p>3/21/25/042 Replacement of dwelling Dunster Lodge, Cedar Wood, Manor Road, Minehead, TA24 6EW</p>	<p>Councillors discussed the application and took into account Somerset Council's Conservation Officer report, acknowledging the heritage value of Dunster lodge.</p> <p>RESOLVED the committee objects to the proposal, supporting the comments from the conservation officer.</p>
<p>3/21/25/049 Installation of MOT pit within unit A E Autos Tyre Servicing Repairs, Summerland Place, Minehead, TA24 5BT</p>	<p>RESOLVED the committee could see no material reason to object the application.</p>

<u>Application</u>	<u>Recommendation</u>
3/21/25/050 Erection of a temporary staff accommodation village comprising of snoozepods, common room units and associated landscaping for a period of up to three years (retention of works already undertaken) Butlins Somerwest World, Warren Road, Minehead, TA24 5SH	RESOLVED the committee could see no material reason to object the application.
T/21/25/008 Notification to carry out management works (crown-reduction to 1.5 metres in height) to two bay trees within Higher Town Conservation Area 3 Church Steps, Minehead, TA24 5JS	RESOLVED the committee could see no material reason to object the application.
3/21/25/052 Replacement of existing timber windows with double glazed aluminium windows, including alterations to existing patio doors and bay window. Erection of new gazebo and summer house/store with alterations to rear garden to improve access. Mirador, The Ball, Minehead, TA24 5JJ	RESOLVED the committee could see no material reason to object the application.
3/21/23/055 Demolition of dwelling and erection of 5 No. detached dwellings, ancillary garaging, car parking, drainage infrastructure and landscaping 18 King Edward Road, Minehead, TA24 5EA	<p>The committee acknowledged the amendment to the plans but considered that it does not sufficiently address the original objections raised in July 2023 and August 2024. Concerns remain regarding proximity to existing properties, overbearing appearance, loss of residential amenity for neighbouring bungalows and flood risk.</p> <p>RESOLVED the committee objects to the amended plans on the basis of its existing objections</p>
3/21/25/048 Erection of an extension to an agricultural machinery / feed storage shed utilising materials to match	RESOLVED that the committee has no material planning reasons to object to the application. However, it requests

<u>Application</u>	<u>Recommendation</u>
Agricultural buildings to the north of Moor Road, Minehead	that Somerset Council considers imposing a condition that the building is used solely for agricultural purposes.
3/21/25/051 Erection of extension G & B Windows, Unit 4B Mart Road, Minehead, TA24 5BJ	<p>The Committee are aware of a previous application relating to this property titled 3/21/24/052.</p> <p>RESOLVED the committee could see no material reason to object the application.</p>
3/21/25/053 Change of use from Class E(g)(iii) (Light Industrial) to Class B8 (Storage or Distribution), together with associated minor external alterations Vennland Business Park, Mart Road, Minehead	<p>RESOLVED the committee could see no material reason to object the application.</p>
3/21/25/055 Resurfacing of part of front garden with stone paving and erection of stone and painted render boundary walls (retention of part works already undertaken) 1 Church Farm Cottages, Church Road, Minehead, TA24 5JR	<p>The committee discussed the renewed application relating to 3/21/24/077</p> <p>The committee raised several significant concerns regarding the proposed development. The committee noted that the Grade II listed dwelling, which is located within the Higher Town Conservation Area sits directly opposite St. Michael's Church, a Grade II* listed building which forms a critical part of the local area. Grade II* buildings are particularly important buildings of more than special interest; only around 5.8% of listed buildings are Grade II*.</p> <p>The biodiversity checklist suggests that there are no ancient trees within 50 metres of the property, which is believed to be inaccurate given the presence of numerous significant trees, particularly Yews, in the adjacent churchyard. Of particular concern is the proposed</p>

<u>Application</u>	<u>Recommendation</u>
	<p>impermeable paving, which is out of keeping with the surrounding area, and raises water runoff issues. Additionally, the proposed railings were deemed wholly inappropriate, as they do not align with the established street scene, with no similar features present in nearby buildings. These elements would fundamentally and irreversibly undermine the character of the conservation area and aspect of the Grade II* St Michael's Church. The committee strongly objects to the application and does not feel that enough has been done to address issues raised. Therefore the committee requests the property boundary be reinstated to its listed local stone appearance, as well as the removal of the impermeable paving, to preserve the architectural and environmental integrity of the Conservation Area.</p> <p>RESOLVED The committee strongly objects to the application.</p>
<p>3/21/25/056 Resurfacing of part of front garden with stone paving and erection of stone and painted render boundary walls (retention of part works already undertaken) 1 Church Farm Cottages, Church Road, Minehead, TA24 5JR</p>	<p>The committee discussed the renewed application relating to 3/21/24/077. The committee raised several significant concerns regarding the proposed development. The committee noted that the Grade II listed dwelling, which is located within the Higher Town Conservation Area sits directly opposite St. Michael's Church, a Grade II* listed building which forms a critical part of the local area. Grade II* buildings are particularly important buildings of more than special interest; only around 5.8% of listed buildings are Grade II*. The biodiversity checklist suggests that there are no ancient</p>

<u>Application</u>	<u>Recommendation</u>
	<p>trees within 50 metres of the property, which is believed to be inaccurate given the presence of numerous significant trees, particularly Yews, in the adjacent churchyard. Of particular concern is the proposed impermeable paving, which is out of keeping with the surrounding area, and raises water runoff issues. Additionally, the proposed railings were deemed wholly inappropriate, as they do not align with the established street scene, with no similar features present in nearby buildings. These elements would fundamentally and irreversibly undermine the character of the conservation area and aspect of the Grade II* St Michael's Church. The committee strongly objects to the application and does not feel that enough has been done to address issues raised. Therefore the committee requests the property boundary be reinstated to its listed local stone appearance, as well as the removal of the impermeable paving, to preserve the architectural and environmental integrity of the Conservation Area.</p> <p>RESOLVED The committee strongly objects to the application.</p>

APPENDIX 2

<u>Application</u>	<u>Recommendation</u>
WK/000056084 - Grant of a Premises Licence Snack Fuel Ltd 59 The Avenue, Minehead TA24 BB	Councillors acknowledged that there are several similar outlets in the town but agreed that an additional occupied shop would be beneficial. The committee requested that future applications presented by Somerset Council include more detailed information. RESOLVED the committee had no objection to the application.
WK/000056173 - Street Trading application Victorian Christmas Minehead Town Council 3 Summerland RD TA24 5BP	The committee did not consider this item as the application relates to the Town Council.

CLlr M Palmer
Planning Committee Chair
November 2025

Initial