



**Minutes of the Planning and Licensing Committee Meeting of Minehead Town Council
held on
Tuesday 2nd June 2026 at 6:30 p.m. in the Minehead Town Council Offices**

Present: Councillors M Palmer, Lawton, C Palmer and Hodson

Apologies: Councillor Bartlett

In attendance: B Parker (Town Clerk)

2026/25. To appoint a chair of the Planning & Licencing Committee for the 2026/27 Municipal Year.

Councillor M Palmer was nominated through a proposer and seconder. Cllr M Palmer accepted the nomination.

RESOLVED that councillor M Palmer be elected Chair of the Planning and Licencing Committee for the 2026/27 municipal year.

2026/26. To receive Apologies for Absence *LGA 1972 s 85 (1)*

Councillor Bartlett's apologies for absence were **received**.

2026/27. To receive disclosures of unregistered or other interests from Councillors on matters to be considered at the meeting *Localism Act 2011 S 26 - 34*

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

2026/28. To approve and sign the [Minutes of the Planning & Licencing Committee meeting held on Tuesday 5th May 2026](#).

RESOLVED the minutes of the Planning & Licencing Committee meeting held on Tuesday 5th May 2026 were approved and signed by the committee chair as a true and accurate record.

2026/29. To consider the Planning Applications received.

The applications were considered and comments are at Appendix 1.

2026/30. To consider the Licensing Applications received.

The applications were considered and comments are at Appendix 2.

The meeting closed at 19:04

APPENDIX 1

Application	Recommendation
<p>3/21/26/023</p> <p>Erection of ball stop netting, steel posts and associated works</p> <p>Land at Minehead Cricket, Luttrell Way, Minehead, TA24 6DF</p>	<p>RESOLVED the committee could see no material reason to object the application.</p>
<p>3/21/26/026</p> <p>Erection of two dwellings and associated development</p> <p>Maples, Ellicombe Lane, Minehead, TA24 6TR</p>	<p>Councillors considered previous applications relating to the property and noted their refusal, including that the subsequent appeal was dismissed and the original decision upheld. They also noted the response from the Minehead Conservation Society. Councillors further observed that the proposed development lies outside the current development boundary and considered that it does not support local housing need.</p> <p>RESOLVED that the Committee objects to the development, supports the upholding of the previous appeal decision and endorses the material considerations identified in earlier applications, together with the comments submitted by the Minehead Conservation Society.</p>
<p>3/21/26/028</p> <p>Demolition of garage and store and erection of double garage with office and gym in roof space, removal of flat roof over utility room of dwelling and construction of pitched roof together with canopy roof on the east and south elevations</p> <p>27A Ponsford Road, Minehead, TA24 5DX</p>	<p>RESOLVED the committee could see no material reason to object the application.</p>
<p>3/21/26/029</p> <p>Demolition of conservatory and single-storey side and rear extension and erection of a two-storey side and rear extension, including side lean-to, with associated internal alterations</p> <p>15 Lower Park, Minehead, TA24 8AY</p>	<p>RESOLVED the committee could see no material reason to object the application.</p>

<p>T/21/26/004</p> <p>Notification to crown-raise (to approximately 4 metres above ground level) one sycamore tree within Minehead Wellington Square Conservation Area to the rear of 51 Bampton Street (overhanging 55), Minehead</p> <p>55 Bampton Street, Minehead, TA24 5TU</p>	<p>RESOLVED that Councillors agreed to defer the decision to the Tree Officer at Somerset Council.</p>
<p>3/21/26/030</p> <p>Conversion of former guest house into 3 No. flats</p> <p>Tranmere House, 24 Tregonwell Road, Minehead, TA24 5DU</p>	<p>Councillors noted that, whilst it was regrettable to see this type of accommodation/business cease, they considered that the provision of additional residential accommodation would be beneficial to the town.</p> <p>RESOLVED the committee could see no material reason to object the application.</p>

APPENDIX 2

Application	Recommendation
<p>Variation of Premises Licence</p> <p>The Banckers Draught, Royal British Legion, Bancks Street, Minehead, TA24 5DJ.</p>	<p>Councillors considered the significant variation between the proposed licence and the existing licence for the premises, in particular the extended closing times. They discussed the implications of this variation within a built-up residential area.</p> <p>RESOLVED that the Committee objects to the application on the grounds of concerns regarding the prevention of public nuisance, specifically in relation to the proposed late closing times in a residential area, in accordance with one of the four licensing objectives under the Licensing Act 2003.</p>

Councillor M Palmer
Chair of the Planning and Licencing Committee
June 2026