



**Minutes of the Planning and Licensing Committee Meeting of Minehead Town Council
held on
Tuesday 4th August 2026 at 6:30 p.m. in the Minehead Town Council Offices**

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

In attendance: B Parker (Town Clerk), Councillors Jeffery and Basketfield.

2026/36. To receive Apologies for Absence [LGA 1972 s 85 \(1\)](#)

There were no apologies for absence.

2026/37. 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.

2026/38. To approve and sign the [Minutes of the Planning & Licencing Committee meeting held on Tuesday 7th July 2026.](#)

RESOLVED the minutes of the Planning & Licencing Committee meeting held on Tuesday 7th July 2026 were approved and signed by the committee chair as a true and accurate record of the meeting.

2026/39. Application VSC/21/26/001 - Land off Hopcott Road, Minehead - To consider the application for Modification or Discharge of a Planning Obligation (Section 106 Agreement) relating to affordable housing provision at Land off Hopcott Road, Minehead, and to determine whether the Town Council wishes to make representations to Somerset Council.

Under Item 1(a) of the Standing Orders, the Chair exercised their discretion to vary the order of business and agreed that this item would be considered as the final agenda item.

The Committee considered the planning application in detail and expressed both surprise and frustration that a matter of such significance had been referred to the Town Council for notification only, rather than consultation.

Members noted that a previous application to amend the Section 106 Agreement had not ultimately been completed and, therefore, the original obligations remained in force. The Committee further noted that the original agreement secured 35% affordable housing together with Section 106 community contributions. Members understood that the first Section 106 payment was due upon commencement of development but that this payment had not been made.

The Committee reviewed the submitted viability assessment. Whilst acknowledging the conclusions contained within the report, Members agreed that a reduction in a developer's anticipated profit margin is not, in itself, a material planning consideration that would justify the removal or variation of planning obligations.

Members also discussed the Section 106 contributions and noted that, as development had already commenced, the first payment should have been made and that the second instalment was also due. In the Committee's view, both payments should be made in accordance with the original agreement and there was no justification for the proposed variation.

The Committee agreed that the preferred outcome would be for the development to be delivered in full compliance with the original planning obligations, including both the agreed affordable housing provision and the Section 106 contributions. Members discussed the significant local need for affordable housing and emphasised the importance of retaining the agreed provision for the benefit of the Minehead community.

Following discussion, the Committee concluded that there were a number of material planning grounds upon which an objection could be made. It was agreed that the Town Clerk would prepare a formal response on behalf of the Council, setting out the Committee's planning objections and the material considerations supporting them.

RESOLVED to object to the proposed variation of the Section 106 Agreement and to submit a formal objection to Somerset Council on behalf of Minehead Town Council, with the detailed planning grounds for objection to be prepared by the Town Clerk in consultation with the Committee Chair.

2026/40. To receive updates on the development of the Somerset Council Local Plan and any related consultations affecting the town

Members noted that the Local Plan consultation had been extended for further public comment.

2026/41. To consider the Planning Applications received. *(See Appendix 1)*

The meeting closed at 19:07

APPENDIX 1

Application	Recommendation
3/21/26/037 Replacement of garage roof, installation of metal railing in place of hedge at front and various external works 28 Bampton Street, Minehead, TA24 5TT	The Committee welcomed the proposal and commented positively on the restoration of the building's front elevation, noting that the revised design would more closely reflect its historic appearance and character. The Committee discussed the inclusion of solar panels within the Conservation Area and questioned whether they were consistent with the local vernacular. However, given that the panels would be positioned on the rear-facing roof slope and would have limited visibility from the public realm, Members considered that a reasonable balance had been achieved between heritage considerations and sustainable energy measures. RESOLVED by majority the committee could see no material planning reason to object to the application.

3/21/26/038 Replacement of garage roof, installation of metal railing in place of hedge at front and various external works 28 Bampton Street, Minehead, TA24 5TT	The Committee welcomed the proposal and commented positively on the restoration of the building's front elevation, noting that the revised design would more closely reflect its historic appearance and character. The Committee discussed the inclusion of solar panels within the Conservation Area and questioned whether they were consistent with the local vernacular. However, given that the panels would be positioned on the rear-facing roof slope and would have limited visibility from the public realm, Members considered that a reasonable balance had been achieved between heritage considerations and sustainable energy measures. RESOLVED by majority the committee could see no material planning reason to object to the application.
3/21/26/039 Demolition of existing rear conservatory and erection of single storey flat roof rear extension forming enlarged kitchen and snug area. 29 Blenheim Road, Minehead, TA24 5PZ	RESOLVED the committee could see no material planning reason to object to the application.
3/21/26/036 Change of use of basement office into 1 No. dwelling 9 Blenheim Road, Minehead, TA24 5PZ	The Committee discussed the proposed development and expressed concerns regarding the limited provision of natural light to the dwelling, questioning whether the living accommodation would provide an acceptable level of amenity for future occupants. Members also considered the site's location within a flood zone and raised concerns about the potential flood risk associated with the development. RESOLVED the Committee object to the application on the grounds of the inadequate provision of natural light to the proposed dwelling and concerns regarding flood risk arising from the site's location within a designated flood zone.

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