



Minutes of the Planning and Licencing Committee Meeting of Minehead Town Council held on Tuesday 6th October 2026 at 6:00 p.m. in the Council Offices.

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

In Attendance: Ben Parker (Town Clerk), Councillors Jeffery and Maycock.

2026/47. To receive Apologies for Absence [LGA 1972 s 85 \(1\)](#)

There were no apologies for absence.

2026/48. 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.

2026/49. To approve and sign the [Minutes of the Planning & Licencing Committee meeting held on Tuesday 1st September 2026.](#)

RESOLVED the Minutes of the Planning & Licencing Committee meeting held on Tuesday 1st September 2026 were approved and signed by the chair as a true and accurate record.

2026/50. To receive updates on the development of the Somerset Council Local Plan and any related consultations affecting the town

The Chair provided an update on the ongoing development of the Local Plan and highlighted that recent changes to the National Planning Policy Framework (NPPF) were likely to have a significant impact on planning decision making at the local level.

Members were advised that copies of the revised NPPF would be circulated to all members of the committee. Whilst noting that the changes were substantial, the Chair highlighted that there would remain areas in which they felt local councils could continue to influence development outcomes, including matters relating to biodiversity.

The Chair noted that, in light of the substantial changes to the planning system, further member training would be arranged when details became available. Whilst the nature of any training had not yet been confirmed, members were encouraged to participate fully in any opportunities provided to develop their understanding of the revised framework and its implications for the committee's work.

In relation to the emerging Local Plan, members discussed the possibility of a future shift away from the use of Section 106 agreements towards the use of Community Infrastructure Levy (CIL). It was noted that, should this occur, it would be important for the Town Council to maintain a clear and prioritised list of projects for which CIL funding could be sought and allocated.

The update was **noted**.

2026/51. To receive and consider The Consultation and Review of the Draft Somerset Heritage at Risk Register

The committee considered the Heritage at Risk Register circulated by Somerset Council and noted that, at present, only one asset within Minehead is included on the register.

Members discussed a number of local heritage assets which may potentially warrant inclusion. However, it was recognised that further clarification was required regarding the criteria, implications, limitations and opportunities associated with designation on the register before the committee could give the matter full consideration.

RESOLVED that the Clerk seek further information and clarification on the Heritage at Risk Register and report back to the committee to enable members to make an informed decision on any future recommendations.

2026/52. To consider the Planning Applications received. (*See Appendix 1*)

APPENDIX 1

Application	Recommendation
3/21/26/046 Removal of part of boundary wall to provide vehicle access 12 Cherry Trees, Glenmore Road, Minehead, TA24 5BQ	The Committee noted that, whilst the application had been considered previously, amended plans had subsequently been submitted for consideration. RESOLVED The Committee could see no material reason to object the application
3/21/26/050 Installation of bin storage units Field End, Hopcott Road, Minehead, TA24 6DU	RESOLVED The Committee could see no material reason to object the application.
3/21/26/051 Erection of a single-storey flat-roofed rear extension and raised decked area (works already undertaken) 41 West Street, Minehead, TA24 5EJ	RESOLVED The Committee could see no material reason to object the application.
3/21/26/052 Proposed erection of a single storey side extension to form annex 27 Combeland Road, Alcombe, Minehead, TA24 6BT	RESOLVED The Committee could see no material reason to object the application.
3/21/26/036 Change of use of basement office into 1 No. dwelling 9 Blenheim Road, Minehead, TA24 5PZ	The committee noted the amendments to the proposed layout, which sought to address concerns regarding daylight and ventilation identified within the original scheme. Members further noted that a previous application for the property had been dismissed on appeal by the Planning Inspectorate and that the Town Council had objected to the current application in its original form, prior to the submission of the amendments.

	Whilst recognising that changes had been made to the proposal, the committee did not consider that the revisions sufficiently addressed its previous concerns and therefore saw no reason to alter its original decision. 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.
3/21/26/056 Formation of parking area in rear garden to include new access onto highway 8 Quarry Close, Minehead, TA24 6EE	RESOLVED The Committee could see no material reason to object the application.

The meeting closed at 18:47

Cllr M Palmer
Chair of the Planning and Licencing Committee
October 2026