Minutes of the Planning and Licencing Committee Meeting of Minehead Town Council held on
Tuesday 3rd November 2026 at 6:00 p.m.
in the Community Building, Irnham Road, Minehead TA24 5DW

Present: Councillors M Palmer (Chair), Lawton, Jewell, Bartlett, Basketfield, Jeffery, Maycock and C Palmer
Apologies: Councillor Hodson
In Attendance: Ben Parker (Town Clerk)

2026/53. To receive Apologies for Absence ***LGA 1972 s 85 (1)***

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

2026/54. 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.

2026/55. To approve and sign the Minutes of the Planning & Licencing Committee meeting held on Tuesday 6th October 2026.

RESOLVED the Minutes of the Planning & Licencing Committee meeting held on Tuesday 6th October 2026 were approved and signed by the chair as a true and accurate record.

2026/56. To receive updates on the development of the Somerset Council Local Plan and any related consultations affecting the town

There were no further updates to note other than the fact that the first stage consultations are now closed with further consultation opportunities due in 2027.

2026/57. To consider the Planning Applications received. *(See Appendix 1)*

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APPENDIX 1

Application	Recommendation
3/21/26/054 Erection of detached garage **83A Marshfield Road, Alcombe, Minehead, TA24 6AJ**	**RESOLVED** The Committee could see no material reason to object the application.
3/21/26/058 Erection of single storey side extension and dormer window **The Patch, Pemswell Road, Minehead, TA24 5RS**	**RESOLVED** The Committee could see no material reason to object the application.
3/21/26/059 Demolition of the existing conservatory and erection of a single-storey extension with a continuous flat roof over the extension and existing kitchen lean-to on the rear elevation, plus alteration of the existing first-floor window opening on the rear elevation to accommodate French doors with Juliet balcony guarding **28 Staunton Road, Minehead, TA24 6DX**	**RESOLVED** The Committee could see no material reason to object the application.
3/21/26/060 Erection of single storey extension to the north east elevation **Deanhill, Woodcombe Lane, Minehead, TA24 8SB**	**RESOLVED** The Committee could see no material reason to object the application.
3/21/26/042 Conversion of existing stand alone garage into a one person dwelling **Laurence House, Parks Lane, Minehead, TA24 8BX**	The Committee noted the planning history of the site and discussed whether the proposal represented an overdevelopment of the plot, its impact on the character and appearance of the surrounding area, and the potential for overlooking or loss of privacy to neighbouring properties. Members considered that the position of the proposed window may limit overlooking impacts. Whilst concerns were raised regarding the quality of the conversion, it was acknowledged that the development could result in an improvement to the visual appearance of the site. **RESOLVED** by majority the Committee could see no material reason to object the application.
3/21/26/061 Installation of solar panels (retention of works already undertaken) **Dentcare Lab, Middle Street, Minehead, TA24 5JH**	The Committee noted that the application sought retrospective planning permission for solar panels installed on a property within the Conservation Area. Members discussed the scale and prominence of the installation and

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	its potential impact on the character and appearance of the Conservation Area and the setting of nearby listed buildings. Whilst supportive of renewable energy measures in principle, Members considered that the extent of the installation may be excessive for this location and could result in harm to designated heritage assets. **RESOLVED** by majority to object to the application on the grounds that the scale and prominence of the solar panel installation is considered to have an adverse impact on the character and appearance of the Conservation Area and the setting of nearby listed buildings. Members further noted that the application is retrospective and considered that significant weight should be given to the apparent intentional unauthorised development in accordance with Policy DM8 (Unauthorised Development and Enforcement) of the National Planning Policy Framework.

The meeting closed at 18:33

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