

PLANNING COMMITTEE

Minutes of the Meeting held on 24 September 2015 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-WalkerVice Chairman

Councillor I Aldridge
Councillor G S Dowding
Councillor P Murphy
Councillor J Parbrook
Councillor R Woods

Councillor A Hadley
Councillor C Morgan
Councillor I Jones
Councillor K H Turner

Officers in Attendance:

Area Planning Manager – Bryn Kitching
Principle Planning Officer – John Burton
Democratic Services Officer – Tracey Meadows
Legal Advisor Martin Evans - Mendip DC

P38 Apologies for Absence

There were apologies for absence from Councillors Archer, Goss, Hall and Heywood

P39 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 27 August 2015 circulated at the meeting be confirmed as a correct record. Proposed by Councillor K Turner and seconded by Councillor S Dowding.

P40 Declarations of Interest or Lobbying

Councillor Turner declared that he had been lobbied on application No. 3/01/15/009.
Councillor Dowding declared that he had been lobbied on application No. 3/01/15/009, he also declared that he had a personal and pecuniary interest, and that he was a member of the Quantock JAC. He declared that he would speak on the application then leave the room whilst the application was debated. Councillor S Dowding declared that he was a neighbour and also declared a pecuniary interest on application No.3/01/15/011. He withdrew from the meeting whilst the application was debated.

P41 Public Participation

| Min No. | Reference No. | Application | Name | Position | Stance |
|----------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------|-----------------|---------------|
| P42 | 3/01/15/008 | Proposal for six industrial units on the site of a car park which served the former meat processing business at Upcott Farm | Mr Warren | Applicant | In favour |
| P42 | 3/01/15/011 | Erection of a detached three bedroom occupational dwelling, | | | |

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|--|--|--------------------|--|--|--|
| | | Quantock Moor Farm | | | |
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P42 Town and Country Planning Act 1990 and Other Matters

Report Fourteen of the Planning Team dated 16 September 2015 (circulated with the Agenda). The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

RESOLVED That the Recommendations contained in Section 1 of the Report be Approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

Reference Location, Proposal, Debate and Decision

3/01/15/009 – Erection of dwelling house with double garage and formation of vehicular access from Chilcombe Lane.

RESOLVED that: - Strong recommendation and advice from the Legal Solicitor and Monitoring Officer that this application be deferred from this evenings meeting for procedure issues regarding the way that the application had been processed required investigation before the application could be determined. The advice was that it would be unsafe for the committee to proceed with the determination of the application this evening until those matters have been looked into and resolved.

Therefore the recommendation from Officers was to deferrer the application.

The Members asked the following questions: replies are in Italic

- When was this decided? *This was decided today, stated that it was important to make sure that the public saw that the meeting was transparent and why this application has been deferred. Also stated that the clearest advice had been given from Officers that this application needed to be deferred tonight.*

Councillor K Turner proposed and Councillor C Morgan seconded a motion the application be **DEFERRED**.

The motion was carried with two abstentions.

Reference Location, Proposal, Debate and Decision

3/01/15/008 Proposal for six industrial units on the site of a car park which served the former meat processing business at Upcott Farm

Comments raised by the speaker included:

- This was a family run business which employs locals from West Somerset.
- Other suitable units were unavailable.
- Will continue to support the needs of West Somerset

The Members debate centred on the following issues:

- There is a lack of work space for small business. We need businesses in rural areas for local people.
- Sustainable travel. Development in the countryside will always include some sort of travel.
- Highways issues, dangerous turn onto the A358.
- Buildings will enhance the look of the site.
- Tightening up of condition 5 – visibility splays

Councillor C Morgan proposed and Councillor S Dowding seconded a motion that planning permission be **GRANTED** with an amendment to condition 5 stating that the visibility splays on the junction with the A358 must be improved before work was started on the site.

The motion was carried.

Reference Location, Proposal, Debate and Decision

3/01/15/011 Erection of a detached three bedroom occupational dwelling at Quantock Moor Farm

Councillor C Morgan proposed and Councillor K Turner seconded a motion that planning permission be **GRANTED** in accordance with Officers recommendation.

The motion was carried

P43 Exmoor National Park Matters

Councillor S Pugsley reported on matters relating to West Somerset considered at the last meeting of the Exmoor National Park Planning Committee. This included:

Resurfacing of an existing access track bridal way at Blackball House, Timberscombe-application was approved.

Proposed erection of new public toilets in the car park at Exford to replace the toilets that were currently operated by this district onto a new sight owned by the National Parks, all authorities co-operated in this application– application was approved.

Proposed removal of existing tiled roof covering and covering and replacing with a sheet roof covering at Hindon Farm, Hinden Lane, Minehead. Stated that there was quite a lot of debate about this application due to it being on National Trust farm. There was suggestions that the National Trust should replace this with the proper material. This application was approved on the understanding that the National Trust would take off the roof covering and put on proper materials as soon as possible.

Questions were asked as to how Exford Parish Council could afford to run public toilets. Stated that they were looking at different options one is remission of business rates, looking at the toilets been run by a charity. They are also looking to use local labour and looking to local fund raising, these will be modern toilet facility run in the most efficient way.

P44 Delegated Decision List

Questions were raised and answered by Officers.

P45 Appeals Lodged

Appeal against refusal of planning permission for the erection of dwellings in the garden of Pemswell Lodge, Minehead.

P46 Appeals Decided

Retention of brick walling around vehicular entrance at land at Kiln Cottage, Kilve – Planning appeal dismissed and Enforcement Notice upheld.

P47 AOB

The Chairman advised the Planning Committee that there would be training at the next meeting on the 5 November to cover 'Conduct at site visits'

The meeting closed at 5.40pm