

PLANNING COMMITTEE

Minutes of the Meeting held on 8 November 2018 at 4.30 pm

Present:

Councillor S J PugsleyChairman
Councillor B Maitland-Walker.....Vice-Chairman

Councillor I Aldridge
Councillor S Dowding
Councillor A Hadley
Councillor B Heywood
Councillor I Jones

Councillor K Mills
Councillor C Morgan
Councillor K Turner
Councillor R Woods

Officers in Attendance:

Planning Officer (Conservation) – Liz Peeks
Tim Burton Assistant Director Planning and Environment
Nick Hill, Legal Advisor Shape Partnership Services
Democracy and Governance Case Manager – Tracey Meadows

P40 Apologies for absence

There were apologies for absence from Councillors Goss, Murphy, Parbrook and Venner

P41 Substitution – Councillor Hadley for Councillor Parbrook

P42 Minutes

Resolved that the minutes of the Planning Committee Meeting held on the 8 November 2018 circulated at the meeting be confirmed as a correct record.

Proposed by Councillor C Morgan, seconded by Councillor K Turner

The **Motion** was carried,

P43 Declarations of Interest or Lobbying

Councillor S Dowding declared a Prejudicial Interest on application No. 3/01/18/009 as a local resident, neighbour and a member of the Quantock Hills Advisory Committee. He declared that he would leave the room for the application. All Members declared that they had been lobbied on application No. 3/39/18/005.

P44 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
P45	3/01/18/009	Outline permission for the erection of one detached dwelling and double garage with all matters reserved except for access. Chilcombe House, 30 Trendle Lane, Bicknoller, Taunton, TA4 4EG	Mr Russell Williams Mr Julian Anderson Mr Martin Mr Philip Comer on behalf of Cllr Dowding Ms Caroline Martin	Planning Consultant Neighbours	Infavour Objecting
P45	3/05/18/007	Outline planning application with all matters reserved, except for access, for the erection of a detached 2 bedroomed dwelling. Land to the rear of 1 Winsors Lane, Carhampton, TA24 6NJ	Faye Barrington-Capp Simon Capp Philip Laramie	Resident Resident Chairman of Carhampton Parish Council	Objecting Objecting Objecting
P45	3/11/18/001	The removal of modern agricultural buildings and lean-to structures. The conversion redundant traditional farm buildings to form ten dwellings along with the conversion of two additional buildings to provide domestic storage and associated landscaping works. Court Farm, Higher Street, East Quantoxhead, Bridgwater TA5 1EJ	Julian Darling (Lord)		Infavour

P45	3/21/18/066	Replacement of two wooden sash windows on the north elevation with UPVC sash windows. 7A Park Street, Minehead, TA24 5NQ			
P45	3/39/18/055	Erection of detached bakery building to the rear. 31 Long Street, Williton, Taunton, TA4 4QN	Mr Bernard Maynard-Smith Sylvia Jeromson	Resident Applicant	Objecting Infavour

P45 Town and Country Planning Act 1990 and Other Matters

Report six of the Planning Team dated 31 October 2018 (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:

Councillor S Dowding left the chamber for this application.

Reference Location, Proposal, Debate and Decision

Application No. 3/01/18/009 Outline permission for the erection of one detached dwelling and double garage with all matters reserved except for access. Chilcombe House, 30 Trendle Lane, Bicknoller, Taunton, TA4 4EG

Comments by members of the public;

- Application does not meet with the residential development mix required by the Local Plan for a primary village such as Bicknoller;
- The end product would be similar to the new house beside it. A large 4/5 bedroom house plus outbuildings and parking spaces for 4 cars all crammed into a small plot with no garden;
- This application cannot be classified as affordable housing or sustainable;
- Conflicts with the AONB;

- Trees on the site were under threat of removal, this would devastate the character of the landscape;
- There would be an increase of traffic in Chilton Lane;
- Sets a precedent for planning creep;
- Application infringes Material Consideration, namely the Local Plan, the National Planning Policy Framework the ANOB Management Plan and the Village Design Statement;
- A development of this kind breaks key planning rules and if allowed would destroy the very special nature of this sensitive Quantock area;
- There are other areas where this development can be built;
- Villagers were unaware of the development due to signage not being visible;
- Flooding issues in Chilcombe Lane;
- Very few trees are left for the new plot;
- The Local Plan identified 12 new dwellings across the period of the Local Plan;
- Good infill plot;
- The physical impact would be determined at Reserved Matters;
- No comments have been received from consultees;
- The hedgerow would be controlled by conditions;

The Member's debate centred on the following issues;

Councillor Heywood left the chamber during the debate

- Concerns with the removal of the hedgerow;
- Application not right for the area
- Concerns with the access onto the narrow lane;
- Affordable houses needed were needed on the plot;
- AONB concerns;
- Application would be in close proximity to the other building;
- Application would have a detrimental impact on the area;
- Visibility Splay;
- There were other plots that were available for development in Bicknoller;
- The application was sustainable and would add to the prosperity of Bicknoller;
-

Councillor C Morgan proposed and Councillor K Mills seconded a motion that the application be **Refused**

The **Motion** was carried

Reason

In the opinion of the Local Planning Authority the proposed erection of one additional dwelling and a double garage in this part of Chilcombe Lane will have a cumulative suburbanising impact on the appearance and special qualities of the

Quantock Hills Area of Outstanding Natural Beauty. The proposal is therefore not in accordance with policy NH14 of the West Somerset Local Plan to 2032 and the National Planning Policy Framework.

In addition, the cumulative visual impact of the further removal of hedgerow on Chilcombe Lane to form visibility splays would damage the rural hedge lined character of Chilcombe Lane. This would not be in accordance with policy NH14 of the West Somerset Local Plan to 2032, retained policy TW/2 of the West Somerset District Local Plan and the National Planning Policy Framework.

The meeting took a short recess and Councillor Dowding returned to the Chamber

Reference Location, Proposal, Debate and Decision

Application No. 3/05/18/007 Outline planning application with all matters reserved, except for access, for the erection of a detached 2 bedroomed dwelling. Land to the rear of 1 Winsors Lane, Carhampton, TA24 6NJ

Comments by members of the public;

- Building would dominate and overlook buildings;
- The application would have a negative impact on historic landscape;
- Loss of light;
- Does not comply with Policy SC1;
- Concerns with surface water flooding;
- The track did not support two way traffic;
- No pedestrian access;
- Access concerns for building traffic;
- Building supplies would be discarded in Winsors Lane;
- The buildings either side of the track were built with no foundations;
- Wrong place to build;

The Member's debate centred on the following issues;

- Surface water flooding;
- Rejected by EH Officer due to no detailed plans;
- Removal of the wall would increase flooding from the field;
- Back land development;
- Detrimental effect to the Grade II listed buildings;
- Access issues;
- Site inaccessible to building vehicles;
- Limited social and economic benefit associated with one development;
- Not a safe and accessible place for pedestrians;
- Conflicts with Local Plan Policies;

Councillor B Maitland-Walker proposed and Councillor C Morgan seconded a motion that the application be **REFUSED**

The **Motion** was carried

Reason

Due to the narrow nature and length of the access lane without any passing areas, this could lead to vehicles reversing out onto Winsors Lane. This would be detrimental to highway safety and would not be in accordance with the National Planning Policy Framework, in particular Chapter 12.

The loss of a significant section of the stone boundary wall to create pedestrian and vehicular access into the application site would harm the character of this part of Carhampton and would therefore not be in accordance with policies NH1 and NH13 of the West Somerset Local Plan to 2032 and the National Planning Policy Framework, in particular Chapter 12.

Reference Location, Proposal, Debate and Decision

Application No. Application No. 3/11/18/001 The removal of modern agricultural buildings and lean-to structures. The conversion of redundant traditional farm buildings to form ten dwellings along with the conversion of two additional buildings to provide domestic storage and associated landscaping works. Court Farm, Higher Street, East Quantoxhead, Bridgwater TA5 1EJ

Comments by members of the public;

- The estate has been in the Luttrell family for over 700 years;
- The estate has been recognised by the Government and had been granted Heritage status, this has enabled the estate to be kept together;
- Permanent home maintained to a high standard;
- Will add to estate stock;
- Unless retained buildings would deteriorate;
- Conversion to housing was the best options for these buildings;

The Member's debate centred on the following issues;

- This application makes a good use of redundant farm buildings;
- Enhances landscape;
- Sustainable;
- The estate is forward looking and has a great outlook;
- Would encourage young families to move there;
- Concerns with the access onto the A39;

Councillor C Morgan proposed and Councillor S Dowding seconded a motion that the application be **APPROVED**

The **Motion** was carried

Councillor C Morgan left the Chamber at the start of this application

Reference Location, Proposal, Debate and Decision

Application No. 3/21/18/066 Replacement of two wooden sash windows on the north elevation with UPVC sash windows. 7A Park Street, Minehead, TA24 5NQ

The Member's debate centred on the following issues;

- We need to be consistent in this replace wood with wood, not plastic;
- Wood was a better insulator;

Councillor K Turner proposed and Councillor R Woods seconded a motion that the application be **REFUSED**

The **motion** was carried

Reason

In the opinion of the Local Planning Authority the replacement of traditional timber sash windows with UPVC sash windows will adversely affect the appearance of the building, the street scene, the character and appearance of the Conservation Area and will not sustain and enhance the historic environment of this part of Minehead or maintain and enhance the attractiveness of the area as a tourist destination by virtue of the use of a non-traditional material, astragal external glazing bars and window frames that have a smooth uniform appearance unlike wooden painted windows. This will accentuate the appearance of the UPVC windows as the majority of windows in Park Street are wooden painted windows. The proposal is therefore contrary to policies MD1, NH1 and NH2 of the West Somerset Local Plan to 2032 and the National Planning Policy Framework, in particular sections 12 and 16.

Reference Location, Proposal, Debate and Decision

Application No. 3/39/18/005 Erection of detached bakery building to the rear. 31 Long Street, Williton, Taunton, TA4 4QN

Comments by members of the public;

- Operational hours need to be clearly stated;
- There were a lack of supporting comments for the development;
- The village needed developments but not this type;
- Neighbouring properties and residents would be affected by the sight and smell of this development;
- Quality of life needs to be protected;
- No other premises are available for this business;
- No baking will be undertaken through the night;
- The existing condenser units would be replaced and moved so would not be heard by residents;
- This development would create more job opportunities in Williton;
- landscaping on the site would commence at a later date;

The Member's debate centred on the following issues;

- This was a good news story for Williton, maintaining and creating employment;
- Moving these business to a larger premises would release the current unit for another small business;
- The smell and noise could be controlled by conditions;
- No mention of the planting or landscaping design in the scheme;
- We have seen this business grow considerably and the work that has gone into it was considerable;
- Good to see the business now operating;

Councillor K Turner proposed and Councillor A Hadley seconded a motion the application be **APPROVED** with a planning note from the Environmental Control Officer Where additional items such condensers or extraction systems are added to the exterior, prior to installation the noise assessment should be reviewed in accordance with BS-4142 and any measures recommended to be carried out.

The **Motion** was carried

P46 Exmoor National Park Matters

Councillor B Heywood reported on matters relating to West Somerset considered at the meeting on 2 October and 6 November 2018 of the Exmoor National Park Planning Committee. This included;

October 2nd

6/8/18/107 - Proposed change of use of clinic to holiday accommodation unit. (Full) – Higher Putham, Putham, Wheddon Cross, Minehead, Somerset – Application approved.

6/15/18/105 - Proposed removal of condition 4 of approved application 6/15/17/106. (Alternation/Lift Condition) – Goosemoor Farm, Armour Lane, Exton, Somerset – Application refused.

November 6th

6/14/18/104 - Proposed change of use of agricultural land to site one shepherd's hut for private leisure use. Retrospective (Full) - Land West of Larkbarrow Corner, Exford, Minehead, Somerset – Application approved.

62/49/18/003 - Proposed variation of Condition 2 and 8 of approved application 62/49/16/002 (Alteration/Lift Condition) - Land at Higher Fyldon Farm Buildings, Heasley Mill, South Molton, Devon – Application approved.

An application was put before the committee on the 6 December 2016 for the subdivision of a terraced house in Lynton into three flats, one open market and two affordable. Although officers recommended refusal members at the time approved the application subject to appropriate conditions, the preparation of which were delegated to the officers and a S106 Agreement to ensure that two of the flats were affordable. The applicant has been very dilatory, un-cooperative almost evasive with the Authority in agreeing to a S106, as a result members were asked to refuse the application. They did so unanimously.

There were no appeals lodged or decided.

P47 Delegated Decision List

Questions were raised and answered

P48 Appeals Lodged

No appeals lodged

P49 Appeals Decided

Appeal against the refusal of an outline planning application with all matters reserved for the erection of two dwellings with formation of access and parking (resubmission of 3/18/17/001) at A Winters Tale, Sea Lane, Kilve, TA5 1EG (application no. 3/18/17/006) – appeal dismissed.

Appeal against the enforcement notice relating to refusal of planning permission for the retention of a fence at Badgers End, Higher Orchard, Woodcombe, Minehead, TA24 8SD (application no. 3/21/16/127) – enforcement notice varied, appeal dismissed and planning permission refused.

Appeal against the refusal of the conversion of stable building to a holiday unit (resubmission of 3/28/16/005) at Higher Thornes Farm, Weacombe Road, West Quantoxhead (application no. 3/28/17/006) – appeal allowed.

The meeting closed at 8.20pm

DRAFT