

Minutes of a Meeting of the Planning Committee - West held in the John Meikle Room, The Deane House, Belvedere Road, Taunton TA1 1HE, on Tuesday, 19 March 2024 at 2.00 pm

Present:

Cllr Simon Coles (Chair)
Cllr Derek Perry (Vice-Chair)

Cllr Norman Cavill
Cllr Habib Farbahi
Cllr Ross Henley
Cllr Andy Sully
Cllr Gwil Wren

Cllr Caroline Ellis
Cllr Andy Hadley
Cllr Steven Pugsley
Cllr Rosemary Woods

In attendance:

Other Members present remotely:

Cllr Alan Bradford

83 Apologies for Absence - Agenda Item 1

Apologies were received from Councillors.....

84 Minutes from the Previous Meeting - Agenda Item 2

Resolved that the minutes of the Planning Committee - West held on 19 February 2024 be confirmed as a correct record subject to, under Minute no. 73 (Declarations of Interest), the addition of the following wording:

'Councillor Rosemay Woods declared that she was predetermined in respect of agenda item 6 (20/23/0045) and would take no part in that item and that she would abstain from voting.'

85 Declarations of Interest - Agenda Item 3

The Chair confirmed that in respect of Agenda Item 5 (3/26/24/002 – The Blue Anchor) the Applicant’s partner, who was a Somerset Councillor, was known to all members of the Committee.

Cllr Gwil Wren confirmed that he was predetermined in respect of Agenda Item 6 (23/23/0040/lb – Little Fort) and that he would speak then leave the meeting and take no further part in that item.

The following declarations in respect of membership of city, town and parish councils were automatically recorded:

Cllr Norman Cavill	-	West Monkton Parish Council
Cllr Caroline Ellis	-	Taunton Town Council
Cllr Ross Henley	-	Wellington Town Council

86 Public Question Time - Agenda Item 4

No members of the public had registered to speak.

87 Planning Application 3/26/24/002 - The Blue Anchor, Cleeve Hill, Watchet, TA24 6JP - Agenda Item 5

The Planning Officer presented the application with the assistance of a PowerPoint presentation. She clarified that there was a slight amendment to the report and that under 4.1 it should state that the ‘holiday apartment will contain 4 bedrooms, 2 bathrooms’. This was because 2 bedrooms and 2 bathrooms of the original holiday accommodation would remain as part of the hotel.

The Applicant’s partner spoke in support of the application.

Members noting condition 5, regarding the use of the managers accommodation, was standard practice in this type of application, supported the application. It was proposed by Councillor Sully and seconded by Councillor Henley to grant permission in accordance with the Officers’ Recommendation.

Resolved:

That planning application 3/26/24/002 for the Change of use of owners accommodation to holiday apartment with conversion of garage and pub function room to owners apartment (retention of part works already undertaken) be

APPROVED subject to the conditions listed in the Agenda report.

(voting: unanimous in favour)

88 Planning Application 23/23/0040/LB - Little Fort, St Michaels Hill, Milverton, TA4 1JS - Agenda Item 6

The Chair allowed the circulation of four photographs showing views of the property both with the trees in leaf and without leaves.

The Planning Officer then presented the application with the assistance of a PowerPoint presentation.

The Applicant and two division members spoke in support of the application highlighting the design, layout and temporary nature of the solar panels. The need for the building to remain relevant and that the suggested alternative ground sited solar panels took up a considerable amount of garden and were significantly less efficient.

Councillor Gwil Wren then left the meeting.

The Committee discussed the proposal and, whilst acknowledging that conservation areas were precious, felt that with the design and layout of the panels, and the limited views of the property, that they caused little impact. Members considered Historic England's guidance and the legislation and understanding that the solar panels could easily be removed when newer technology was available, felt that on balance and in this particular instance, it would be appropriate to grant permission.

The Committee then adjourned for a comfort break.

Upon resuming the meeting it was proposed by Councillor Ross Henley and seconded by Councillor Caroline Ellis to grant listed building consent on the basis that in the view of the elected members, having regard to this specific proposal, it was considered that the level of harm would be less than substantial due to the limited views of the proposed development. However, the harm identified would be outweighed by the environmental benefits of the proposal.

Resolved:

That planning application 23/23/0040/LB for listed building consent for the installation of 18 No. solar panels on the south facing roof of Little Fort, St Michaels Hill, Milverton be APPROVED.

(voting: 9 in favour, 1 against)

89 Planning Application 3/21/23/088 - Land off Seaward Way, Minehead - Agenda Item 7

The Planning Officer then presented the application, for the variation of two planning conditions, with the assistance of a PowerPoint presentation.

The Committee discussed the application and in response to questions over the maximum height of the fencing it was confirmed that 4.8m rather than 5m had been chosen. This was due to the fences being manufactured in set heights and the choice of either 4.8m or significantly higher. After being re-assured that both Sports England and the English Cricket Board were content with the safety factor.

Consequently, it was proposed by Councillor Andy Hadley and seconded by Councillor Steven Pugsley to grant permission in accordance with the Officers' Recommendation.

Resolved:

That planning application 3/21/23/088 for the variation of Condition No. 02 (approved plans) and Condition No. 14 (ball stop netting) of application 3/21/21/015 at land off Seaward Way, Minehead, as detailed in the Agenda report be APPROVED.

(voting: unanimous in favour)

90 Appeal Decisions (for information) - Agenda Item 8

The Committee noted the appeal decision.

(The meeting ended at 4.11 pm)

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CHAIR