

Minutes of a Meeting of the Planning Committee - North held in the Sedgemoor Room, Bridgwater House, King Square, Bridgwater, TA6 3AR, on Tuesday, 12 September 2023 at 2.00 pm

Present:

Cllr Kathy Pearce (Chair)

Cllr Councillor Brian Bolt
Cllr Hilary Bruce
Cllr Tony Grimes
Cllr Harry Munt
Cllr Brian Smedley

Cllr Alan Bradford
Cllr Ben Ferguson
Cllr Pauline Ham
Cllr Gill Slocombe

Other Members present remotely:

Cllr Peter Clayton
Cllr Tony Lock

Cllr Andy Dingwall
Cllr Andy Soughton

26 Apologies for Absence - Agenda Item 1

Apologies were received from Cllr B Filmer (substituted by Cllr L Duddridge), Cllr A Hendry and Cllr M Martin.

27 Minutes from the Previous Meeting - Agenda Item 2

Resolved that the minutes of the Planning Committee - North held on 13 June 2023 and 11 July 2023 be confirmed as correct records.

28 Declarations of Interest - Agenda Item 3

Cllr G Slocombe declared an Other Registerable Interest as a member of Bridgwater Town Council but had taken no part in discussions on the applications.

Cllr H Munt declared an Other Registerable Interest in respect of application

33/23/00017 as he had a close association with the applicant and that he would leave the room during discussion of this item.

Cllr T Grimes declared an Other Registerable Interest in respect of applications 06-23-00001 as he was the Division Member but had taken no part in discussions on the application.

29 Public Question Time - Agenda Item 4

Details of public speaking is captured under the minute of the appropriate application.

30 Planning Application 06/23/00001 Ocean Holiday Park, South Road, Brean, TA8 2RD - Agenda Item 5

The Planning Officer introduced the application to the Committee with the assistance of a presentation.

The Committee were addressed by an objector to the application. Their comments included:-

- A new acoustic report was required because the one provided was now out of date, did not take account of tonal noise, failed to comply with current guidance and did not take into account properties and businesses to the north.
- The locations of the kitchen's extractor fan and ducting had changed since the application had originally been submitted.
- The properties to the north and north-west had not been considered
- The dormer windows overlooked properties to the north.
- There were concerns over the lighting.
- The changes made to the parking layout had resulted in the refuse bins being located by the northern fence and close to neighbouring properties.

The Committee were addressed by the Agent. Their comments included:

- The owner had purchased the site in 2019 and removed 5 caravans in order to increase the parking which was now sufficient for a site of this size.
- In 2020 they had applied for retrospective permission for the extractor fans
- They wished to join the bar to the seating area and convert the 1st floor to 4 holiday units.

In response to questions from Members, the Planning Officer advised:

- A previous application, with conditions, had already been agreed and this

application was just for 4 additional accommodation units and the extension to the bar.

- The parking was compliant with Highways' standing advice.
- Environmental Health had reviewed the noise assessments and had not raised any concerns
- The refuse bins were a pre-existing issue but as there was clearly space within the red line of the plans their positioning could be conditioned.
- The noise generated from the tourist accommodation was likely to be different to that from a bar.
- There was a lighting scheme that was conditioned.
- The dormer windows did not directly overlook any properties.
- Conditions 3 to 7 of the previous application could be added to:
 - Ensure an acoustic fence to the northern boundary
 - Prohibit public address loudspeaker systems or amplified music in the outdoor areas
 - Condition the noise permitted within the indoor areas
 - Restrict the operating hours to the bar to 11.00 to 22.00 hours
 - Ensure there was signage to remind patrons that there were neighbouring properties.

Members acknowledged that they were only considering the amendments to the extant consent but felt that with the suggested strengthening of conditions it was appropriate to grant permission. It was proposed by Cllr A Bradford and seconded by Cllr G Slocombe to grant permission subject to the conditions in the Planning Officer's recommendations together with conditions 3 to 7 of the previous application and an additional condition to control the siting of the refuse bins. On being put to the vote the proposal was carried unanimously.

Resolved:

That planning application 06/23/00001 for the erection of two storey extensions to the West, South and North elevations, single storey extensions to the North elevation and change of use of existing accommodation, to create 4no. holiday accommodation units at Ocean Holiday Park, South Road, Brean, Burnham On Sea, Somerset, TA8 2RD be APPROVED subject to conditions, as detailed in the agenda report, and subject to conditions Nos. 3, 4, 5, 6 & 7 of application 06/22/00002 and an additional condition to secure agreement of refuse storage area prior to occupation of holiday units. The wording of these conditions to be delegated to the Service Manager Planning North and agreed in consultation with the Chairman and Deputy Chairman of the Planning Committee - North.

31 Planning Application 11/23/00018 Land to the rear of, 9-11, High Street, Burnham On Sea, Somerset, TA8 - Agenda Item 6

The Planning Officer introduced the application to the Committee with the assistance of a slide presentation.

The Committee were addressed by the Agent. Their comments included:

- Following the previous applications refusal they'd had lengthy meeting with the officers to resolve the issues.
- Both the Burnham-On-Sea & Highbridge Town Council and the neighbouring properties had not objected.
- The revised scheme improved the street scene and provided 2 vehicle parking spaces for each dwelling.

Members felt that the revised scheme had addressed all of the previous concerns. It was subsequently proposed by Cllr B Bolt and seconded by Cllr G Slocombe to recommend approval of the application subject to conditions as per the Planning Officer's recommendations. On being put to the vote the proposal was carried unanimously.

Resolved:

That planning application 11/23/00018 for the demolition of existing garages and storage, erection of 2no. semi detached dwellings, with associated parking at Land to the rear of, 9-11, High Street, Burnham On Sea, Somerset be APPROVED subject to conditions as detailed in the Agenda report,

Cllr H Munt then left the room.

32 Planning Application 33/23/00017 Portland House, The Causeway, Mark, Highbridge, Somerset, TA9 4QF - Agenda Item 7

The Planning Officer introduced the application to the Committee with the assistance of a presentation.

The Committee were addressed by Agent. Their comments included:-

- The triple garage had been built 25 years ago.
- The roof was being raised, to create the annexe level accommodation, by 1m and not by the 2.3m stated in error in the application.
- The Parish Council fully supported the application
- The proposal would block out the unsightly views of the industrial sheds to

the rear of the building.

- The main house would remain the most imposing building on the street scene and the extension would not harm its setting and have no detrimental impact on the street scene.

Members then discussed the application. Whilst it was generally acknowledged that it was an improvement on what was already there some felt that a better proposal could have been made.

Officers confirmed that that conditions could be imposed to control the time, materials, finish and design of the windows to match the house and to ensure that they accommodation remained ancillary to the main building.

It was proposed by Cllr G Slocombe and seconded by Cllr B Ferguson, on the grounds that the proposed alterations were of an appropriate design and detailing that would not harm the setting of the listed building, subject to appropriate conditions including the materials, details of the windows and its ancillary use. On being put to the vote the proposal was carried by 5 votes in favour, 4 votes against and 1 abstention.

Resolved

That planning application 33/23/00017 for the Erection of a two storey extension to the East & West elevations with 2no. dormers on the South elevation of existing garage to form annexe at Portland House, The Causeway, Mark, Highbridge, Somerset be APPROVED, contrary to the officer recommendations, on the grounds that the proposed alterations were of an appropriate design and detailing that would not harm the setting of the listed building, subject to conditions regarding the following:-

- Time
- Plans
- Materials – external wall & roofs and window/door detailing
- To be ancillary to main house

The wording of these conditions to be delegated to the Service Manager Planning North and agreed in consultation with the Chairman and Deputy Chairman of the Planning Committee - North.

Cllr H Munt re-joined the meeting.

33 Planning Application 38/22/00011 Land to the West of, Townsend, Othery, Bridgwater - Agenda Item 8

The Planning Officer introduced the application to the Committee with the assistance of a presentation.

The Committee were addressed by a resident in support of the application. Their comments included:-

- There was a pattern of growth along that side of the road with planning permission having recently been granted in the neighbouring field.
- The property would not be seen by neighbours due to the existing hedgerow.
- There was a wide enough verge to allow a safe route of access for pedestrians, wheelchair users and cyclists.

The Committee were addressed by the Parish Council. Their comments included:-

- The Parish Council unanimously supported this application.
- The applicant had commissioned an independent specialist traffic report which confirmed that the development would not have a detrimental effect.
- The proposed access point was a gateway that had been in use since the 1840s and it would improve highways safety, being used for domestic and not agricultural vehicles.
- The proposal also includes a footpath along the area of the verge
- They would also be able to keep their eventing horses in the adjacent field, which they also owned.
- It would help allow local people to stay in the village.

The Committee were addressed by the Agent. Their comments included:-

- The site was well related to the village and it met the self-build criteria.
- The site plan shown was out of date and does not show the proposed new footpath across the whole of the sites frontage and extending across the site of the adjacent dwelling.
- The site would use an existing agricultural access, which was well set back from the highway and would have 60m of visibility.
- Data showed only one minor accident at that location during the past 5 years.

In response to questions from Members the Planning Officer apologised that the plan shown was not the most up to date. They also pointed out that regardless of this, any footpath would lie on land outside of the red line of the site and there would be concerns regarding the relatively narrow section near the speed camera. Also, as this was not a rural needs application the keeping of horses was not a material consideration. However, it was not clear whether access to the adjacent field would need to be maintained.

Members, whilst believing policies D14 and D19 were complied with, felt that there was a lack of clarity on a number of points, most importantly over that of the footpath. Consequently, Cllr A Bradford, seconded by Cllr H Munt, proposed that the application be deferred. On being put to the vote the proposal was supported unanimously.

Resolved:

That application 38/22/00011 for outline planning permission, with some matters reserved, for 2 self-build dwellings at land to the West of, Townsend, Othey be DEFERRED for up to 2 cycles to allow amended plans showing the footpath to be consulted upon and considered.

34 Planning application 45/23/00016 Sunnyside Bungalow, Charlynch Road, Four Forks, Bridgwater, TA5 1BJ - Agenda Item 9

The Planning Officer introduced the application to the Committee with the assistance of a presentation. They highlighted that the Parish Council had believed that the Applicant would be demolishing the existing dwelling once the new one had been constructed. They also felt the application was factually incorrect and misleading on this point. The Officer then pointed out that in the original outline application, the existing bungalow was outside of the red lines of the site and that this application was consistent with that, and the proposal was not for a replacement dwelling.

The Committee were addressed by Agent. Their comments included:-

- Since the Committee had granted outline permission a few months ago they had taken on board Members comments at the time, and had come up with a design that they believed fitted into the street scene.
- There were no issues regarding flooding.

With the Committee having no issues with the proposal Cllr G Slocombe, seconded by Cllr A Bradford, proposed that the application be granted. On being put to the vote the proposal was supported unanimously.

Resolved

That planning application 45/23/00016 of reserved matters, for the erection of 1no. dwelling and vehicular access formation at Sunnyside Bungalow, Charlynch Road, Four Forks, Bridgwater, TA5 1BJ be APPROVED subject to the conditions in the agenda report.

35 Information Sheets - Agenda Item 10

The committee considered the following Information sheets:

- Planning Appeals Received
- Planning Appeals Decided

Resolved:

To note the reports.

(The meeting ended at 3.46 pm)

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CHAIR