

# ITEM 3

## EXMOOR NATIONAL PARK AUTHORITY PLANNING COMMITTEE

**MINUTES** of the meeting of the Planning Committee of the Exmoor National Park Authority held on Tuesday, 2 July 2013 at 2.00pm in the Committee Room, Exmoor House, Dulverton.

### PRESENT

Mr R C Edgell (Chairman)	
Dr J Wibberley (Deputy Chairman)	
Mr F J Bray	Mr R Milton
Mr R Brown	Mrs F Nicholson
Miss A V Davis	Mr S J Pugsley (to minute 12)
Mr J Gurney	Mr T Taylor (to minute 2)
Dr S Head	Mr R J Webber
Mr N Holliday	Mr A Wright
Mrs C Lawrence	Mr J Yabsley

Apologies for absence were received from Mrs L Blanchard, Mr W J Dyke, Mr J Freeman, Mr C Morgan and Mr I Rigby.

- 1. APPOINTMENT OF CHAIRMAN:** Mr R C Edgell was appointed Chairman of the Planning Committee for the ensuing year.
- 2. APPOINTMENT OF DEPUTY CHAIRMAN:** Dr J Wibberley was appointed Deputy Chairman of the Planning Committee for the ensuing year.
- 3. DECLARATIONS OF INTEREST**
  - In relation to Item 8.1– Application No. 6/29/13/105 – Proposed new garage and extension to include the replacement of existing extension (Householder) – Hadley, Old Lane, Porlock, Minehead, Somerset, Mr A Wright declared having been lobbied.
  - The following interests were declared in to Item 8.2 – Application No. 6/27/13/112 – Proposed erection of single storey conservatory on the rear of the property (Householder) – Brackens, Bossington Lane, Porlock, Minehead, Somerset:
    - Mr A Wright declared having been lobbied.
    - Mrs F Nicholson declared having visited the site and having met with the applicant prior to submission of the application.
- 4. MINUTES**
  - (1) Confirmation:** The Minutes of the Committee's meeting held on 4 June 2013 were agreed and signed as a correct record.
  - (2) Matters Arising:** There were no matters arising.
- 5. PUBLIC QUESTION TIME:** See Minute 9 for details of a public speaker.

## 6. APPEALS

The Committee noted the decision of the Secretary of State for Communities and Local Government to dismiss the appeal against refusal to grant planning permission for a rear extension at Myrtle Cottage, Leighland, Roadwater (application no. 6/26/13/101).

### DEVELOPMENT CONTROL

#### 7. Application No. 6/29/13/105

**Location:** Hadley, Old Lane, Porlock, Minehead, Somerset

**Proposal:** Proposed new garage and extension to include the replacement of existing extension (Householder)

**RESOLVED:** At the request of the applicant, to defer determination of Application No. 6/29/13/105 to allow time for further discussions with Planning Officers with the aim of achieving clarification and resolution of outstanding planning issues.

#### 8. Application No. 6/27/13/112

**Location:** Brackens, Bossington Lane, Porlock, Minehead, Somerset

**Proposal:** Proposed erection of single storey conservatory on the rear of property (Householder)

The Committee considered the report of the Head of Planning and Sustainable Development.

**Public Question Time:**

(1) Mrs P Garfield (Applicant)

**RESOLVED:** To defer determination of Application No. 6/27/13/112 to allow further time for negotiation between the applicant and Planning Officers in relation to the design elements of the proposal.

#### 9. Application No. 6/42/13/106

**Location:** Garliscombe Corn Mill, Withypool, Minehead, Somerset

**Proposal:** Proposed re-construction of flood damaged single storey lean-to buildings attached to mill (Full)

The Committee considered the report of the Head of Planning and Sustainable Development.

**RESOLVED:** To grant planning consent subject to the conditions set out in the report.

**SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION:** The Local Planning Authority, having regard to all planning considerations material to the determination of this application, including impact on visual amenity and flood risk and all consultations and representations made in connection with the application, concludes that the proposal accords with the provisions of the development plan as applicable to it and there are no grounds which justify its refusal. In accordance with the requirements of the Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended), in determining this application Exmoor National Park Authority has worked positively and proactively with the applicant in the following ways: The Authority met with the agent on site and maintained contact throughout the process.

**10. Application No. 6/42/13/105LB**

**Location:** Garliscombe Corn Mill, Withypool, Minehead, Somerest

**Proposal:** Listed Building Consent for the proposed re-construction of flood damaged single storey lean-to buildings attached to mill (Listed Building)

The Committee considered the report of the Head of Planning and Sustainable Development.

**RESOLVED:** To grant Listed Building consent subject to the conditions set out in the report.

**SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION:** The Local Planning Authority considers that listed building consent should be granted as it does not consider that permitting the proposed works would conflict with its duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**11. APPLICATIONS DELEGATED TO THE CHIEF EXECUTIVE:** The Committee noted the decisions of the Chief Executive determined under delegated powers.

**12. PENDING SECTION 106 LEGAL AGREEMENTS:** The Committee noted the schedule of pending Section 106 Legal Agreements.

**13. LOCAL PLAN TIMETABLE:** The Committee noted the Local Plan timetable.

**14. DRAFT EXMOOR LOCAL PLAN FOR CONSULTATION**

The Committee considered the report of the Head of Planning and Sustainable Development.

**RESOLVED:**

1. To approve the draft Exmoor National Park Local Plan for public consultation.
2. To delegate to the National Park Officer authority to:
  - (i) make any necessary revisions as required;
  - (ii) add amendments to accord with any Sustainability Appraisal or Habitats Regulations Assessment recommendations;
  - (iii) provide introductory chapters and to include a spatial portrait of the National Park; and
  - (iv) provide Proposals Map for consultation.

**15. SITE VISITS:** There were no site visits to arrange.

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16. **ANY OTHER BUSINESS OF URGENCY:** With the permission of the Chairman of the Planning Committee, Members raised concern about the potential detrimental impact of the Atlantic Array wind farm proposal on the National Park setting and on the local tourism industry. Members requested that Planning Officers seek information on the status of the Atlantic Array planning application; and following an assessment of any further application details released for consultation, consider whether the National Park Authority should respond and if so, the nature of that response, and report to the Planning Committee as appropriate.

(The meeting closed at 3.35pm)

Chairman