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PORLOCK



Parish Room
Old School Centre
West End
PORLOCK
Somerset, TA24 8NP

Parish Council

Minutes of the Planning Meeting held in Porlock Village Hall on Monday 5th June 2023 at 5.30pm

Members Present: Cllr. D Thornton (Chair), Cllr D McCanlis and Cllr S McCanlis
Also present: Cllr L Thornton (Temporary volunteer Clerk, minute taker)
Hannah Cameron and Charlotte Brice (on behalf of Land at Doverhay Place), Robert Jones (on behalf of Dolphins) and 8 members of the public.

1. To RECEIVE Apologies for Absence. (LGA 1972 s85 (1))

Apologies were received from Cllr S Colson

2. Declarations of Interest and Disclosable Pecuniary Interest Dispensations.

Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e). (NB this does not preclude any later declarations) (LGA 1972 sch12, para 41(1))

There were none.

3. Public Participation.

This section provides an opportunity for members of the public (who are not usually permitted to speak during the meeting except by special invitation of the Chair) to participate by asking questions, raising concerns or providing comments on relevant matters (for a maximum of 5 minutes not exceeding 15 minutes in total). (LGA1972 sch12, paras 10(2) (b))

Members of the public expressed concern that the people may not have been aware of this Planning Committee meeting and that so few Councillors would be taking any decision on the application.

The Clerk explained that the Agenda had been published on the PPC notice board on 31st May 2023 as required, and had also been published on the PPC website, emailed to subscribers of the PPC website, and had been posted on Facebook. The applications being considered had been notified in the West Somerset Free Press. It was also noted that the applicants had been advised of the meeting and sent an Agenda. It was acknowledged that there was no mechanism for publicising the PPC Planning Committee meetings on the ENPA planning portal. It was recommended that the public subscribe to the PPC website news to receive notifications and to regularly check the PPC noticeboards.

The Clerk confirmed that there were 6 Councillors currently, 4 of whom were on the Planning Committee, although one, Cllr. S Colson, had a conflict of interest as an owner of a flat at Doverhay Place and as a near neighbour of Dolphins. A quorum of three Councillors, as required for the Planning Committee, could vote on the applications at this meeting under delegated powers. It was confirmed that the other two Councillors were invited to attend to discuss the applications but would not have been able to vote. Cllr. L Thornton, attending as Clerk, was present but Cllr. L Bloys had advised he was not able to attend. The difficulty of timing Planning Committee meetings, with the required notice period, to meet the deadlines for planning applications as and when they were received was explained.

Members of the public raised a number of matters regarding the Land at Doverhay Place application.

Members of the public expressed concern given the number of trees with Tree Preservation Orders within the area of proposed development, suggesting that some trees had already been cut down.

Hannah Cameron, the applicant, advised that the trees removed were part of a previous approved planning application and that all works that might impact the remaining trees will be considered for root protection.

Members of public expressed scepticism about how the developers proposed to protect the trees and their roots from damage and how they could guarantee this.

Members of the public expressed concern about the access onto and off the A39 which is not within the 20mph limit, that there was not room for two cars to pass on the driveway and that the visibility was not sufficient and could be impacted by the newly planted trees once they become bigger.

Members of the public expressed concern about the pedestrian access from the properties proposed to the village, especially if the low cost/affordable housing proposed was aimed at families. The current footpath and steps were felt to be difficult and potentially dangerous. It was noted there were no pavements from the site to the village along the A39 or down Dunster Steep.

A member of the public stated that there is a conservation area within the site at Doverhay Place and provided a map of this area for the Committee to consider.

The meeting Chair advised that the site of Doverhay Place was not within the ENPA Conservation Area for Porlock.

Owners of a property on the Doverhay Place site explained they had purchased their property as retirees and did not think the site was suitable for affordable housing that was aimed at families.

The meeting Chair commented that Porlock was also a working village and other councillors suggested there was still a need for more affordable housing, and that affordable rental might be better.

The design and sizes of the housing was discussed and Hannah Cameron advised that the dimensions and viability study had not yet been finalised and would be part of the reserved matters.

Previous planning applications relating to past development of the site were raised. The meeting Chair advised that previous applications and decisions could not be considered.

Matters raised regarding the Dolphins application

Robert Jones, the property owner, advised that previous plans to erect a garage had already been granted but his architect had advised a new application be submitted due to the changes being made. He added that the changes were to reduce the work, some having already been done.

There were no other comments re. Dolphins from any other members of the public.

- 4. The committee resolved to APPROVE the minutes of the Planning meeting 5th April 2023, proposed by Cllr D Thornton, seconded by Cllr D McCanlis.**

5. 6/27/23/007 Land at Doverhay Place, Porlock, TA24 8HU

Outline application for proposed erection of 4no. dwellings.

All matters reserved except layout and means of access to the site.

Cllr. D Thornton, as Chair, explained that this application was for the layout and means of access to the site, and that all other matters were reserved. Hannah Cameron confirmed that the reserved matters would be considered in a separate, future application, if the outline application is approved by ENPA.

The Planning Committee considered the comments received, prior to the meeting, from relevant parties, applicants and objectors, as published on the ENPA planning portal, noting that there were two objections

and that the report from Highways regarding access was not yet available. They also acknowledged that further objections may be received before the application deadline but were not available for consideration for this meeting.

Cllr. D Thornton, as Chair, explained that only material matters pertaining to this outline application should be considered. Cllr. D McCanlis reiterated this, explaining that any objections sent into ENPA by the public should focus on these planning issues.

Cllr. D Thornton, as Chair, explained that PPC were only consultees and that they had three options, to object, to support or to have no objection, adding that the committee had been advised by SC Cllr. Stephen Pugsley, that if PPC's decision was counter to ENPA's then, under current rules, the application would go to Committee at ENPA rather than be decided by officers. Cllr. D McCanlis advised that this situation may change in future as ENPA were proposing changes.

The Planning Committee felt they could not make a decision without the report from Highways and before considering further objections if these were received by ENPA before the deadline. They, therefore resolved to defer the decision to the Full Council meeting on Wednesday 14th June 2023. It was noted that the last day for submission of PPC's decision is possibly 14th June, but the Clerk felt there would be time to submit after the meeting, if necessary. The Clerk agreed to check with ENPA re. the deadline for submission.

Cllr D Thornton proposed to defer any decision on the Land at Doverhay Place planning application to the Full Council meeting on Wednesday 14th June 2023, seconded by Cllr D McCanlis and unanimously agreed.

6/27/23/008 Dolphins, Toll Road, Porlock, Minehead, TA24 8JH

Proposed erection of a detached garage and extend vehicle hard standing area..

The meeting Chair reported that there was one objection on the ENPA planning portal regarding the visual impact as the garage and hard standing would be seen from the Toll Road. It was also noted that there would be an extension of 2.5m and that any of the bank infill will be restrained by a retaining wall that should have engineering drawings and method statement, etc.

The meeting Chair advised that Dolphins was within the ENPA Conservation Area for Porlock.

Cllr D Thornton proposed to recommend no objection to the application, seconded by Cllr D McCanlis and unanimously agreed.

The meeting closed at 6.53pm