

Compton Bishop Parish Council

Minutes for the Extra Ordinary Parish Council Meeting held on 24th June 2020 at 7.30 pm held electronically via Skype

Present- Cllrs T Mason, A Lane, D McCarthy, M Rolfe, A Brellisford, E Parker
Parish Clerk S Diaz

The meeting started at 7.30pm

- 20/6i. To receive any apologies for absence
Councillors Brownlow sent her apologies.
- 20/6ii. To receive any declarations of interest in items on this agenda.
There were no declarations of interest.
- 20/6iii. To resolve to approve the minutes of the Parish Council Meeting held on 10th June 2020.
It was resolved to approve the minutes of the Parish Council Meeting held on **10th June 2020**
and were signed as an accurate record.
- 20/6iv. Clerk's Report
Details have been forwarded to The Environment Agency regarding land ownership so they
can contact the owners to resolve the tree issue on the old river axe. The Environment
Agency will not do anything to the parapet. Work can begin to the bus shelter as approval
has been given by the insurance company
Zurich insurance advised that a life buoy is the responsibility of the landowner.
- 20/6v. Planning Applications

Planning application
21.19.00015
Proposal: Change of use of land from agricultural to residential to facilitate the erection of
residential outbuilding. Erection of a single storey to the rear (SE) elevations

The Parish Council unanimously resolved to repeat its objection and reasons set out in its
previous Response.

Further Comment

In addition, Council makes the following further comment in respect of the development of
the site and Revised Plan S5942/100F

First Council would express its grave concern that this Applicant has been permitted to carry
out works on the site, with significant disregard for terms of approval of his previous

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Application 21.13.00010. It does not accept that it is lawfully or morally right to disregard planning consent on the premise that the Planning Department to rescind its previous conditions and permit the unlawful work. This is particularly significant where the land in question is designated AONB.

Planning Application 21.13.00010

Council would observe that the Applicant has significantly failed to carry out works in accordance with planning permission granted by SDC on 9 October 2013 following submission of the Applicant's previous Planning Application No 21.13.00010.

In this respect Council refers in particular to the Applicant's failure to comply with Condition 2 which states that the works are "...to be carried out in accordance with approved plans listed in schedule A. Reason- for the avoidance of doubt and in the interest of proper planning.

An inspection of the site, as is, demonstrates the extent to which the Applicant has breached Condition 2 by extending the development into agricultural land adjacent to the works approved by SDC ON 9 October 2013 against PA 21.13.00010.

Indeed comparison of the proposed Block Plan MRT2890.003A approved in respect of 21.13.00010 and Plan of Existing S5942/001B submitted with PA 21.19.00015, demonstrates the extent to which the Applicant has failed to proceed in accordance with Condition 2.

As we can all see, the actual parking area constructed is hugely bigger than the one approved against 21.13.00010.

Further evidence of the size of the parking area approved under 21.13.00010 can be found as follows.

On the Application Form for 21.13.00010

Section 8 - The proposal seeks to demolish existing garage and construct a new, off street parking space as shown on drawing MRT 2890-001,002 & 005A. As we can see a huge parking area has been cut into the agricultural land capable of accommodating many vehicles.

Section 11 states - the materials, a new timber fence to enclose the parking space. This was not carried out.

On the Design and Access statement accompanying 21.13.00010

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Description of the proposal and assessment - it states 'The proposals are for the demolition of existing garage. A new off street parking space is also proposed to the west of the new two storey element. This will be enclosed by a 1500m high nibble stone wall and a 5 bar timber gate to retain the agricultural vermicular'

Clearly, no attempt has been made to comply with this Statement

Parish Councils Response to 21.13.00010

It is noteworthy that in its response to PA 21.13.00010, this Council expressed concerns about the amount of AONB agricultural land being given over to residential parking. SDC made sure that, through its conditions, that parking would be limited to one space.

Planning Application 21.15.00015

It is apparent from this Application that the Applicant is attempting to sweep up breaches planning approval granted in respect of PA 21.13.00010.

The Applicant seeks to make lawful his excavations into and regrading of the landscape of the AONB agricultural field. He wants SDC to rescind its previous requirement to limit encroachment into the AONB field by agreeing to a change of use of the land which has hitherto been unlawfully excavated and altered.

A site visit will confirm the unlawful work and the damage caused to the AONB field.

On the Application Form

Question 3 - asks - '*Has the building work or change of use already started*' - the box has been ticked NO'

This is clearly untrue. Huge excavations, regrading and a substantial number of additional parking spaces have already been created.

Question 10 - It is stated that there are 2 existing parking spaces and total proposed 3. Previous planning permission granted was for ONE off road parking space not two spaces. On all previous planning documents and plans it states and illustrates one parking space. At the moment there are numerous cars, vans, diggers parked on the already excavated land which is still agricultural. The revised plans indicate space for more than 3 parking spaces.

Council's comment: Rear Extension:

Although slightly smaller, visually the extension will look almost identical to the one proposed on the original plan. It will generate a similar amount of light pollution.

Council remains of the opinion that the modern flat roofed extensions to the rear of this pair of cottages have spoiled their appearance. It does however acknowledge that the negative visual impact on the cottages and on the rural AONB scene has already been caused by previous extensions. It takes the view that this proposed extension will have a lesser negative impact; the greater visual damage having already been largely done.

Council's Comment: Garage:

A double garage will clearly have a lesser negative impact on the rural AONB scene than a triple garage. Council repeats its concerns about the use of the area above the garage.

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Council's Other Concerns

Gabions filled with stone have been placed along the revised border with the agricultural field to the south east of the property (adjoining land belongs to another landowner) this wall is visible from some distance across the village. It has been installed to flatten out the slope of the hillside and cars have been parked on this area. From reading about Gabions it is recommended that any installation needs to be with plans from a structural engineer to ensure stability and drainage. More importantly this has changed the look of the landscape in an AONB.

The agricultural land owned by the property is being mowed as would be a lawn, with trees being planted in spots edged with wooden borders as would be done in a garden. If these works are allowed to remain it could be claimed after passage of time that the land has been adopted as a garden and should no longer be classified as agricultural land.

The steel shipping container previously used for building material storage for works associated with PA 21.13.00010 has been relocated on site and clad in timber. This is an AONB. No permission has been applied for or granted.

20/6vi. To consider the purchase of a wooden bench to replace the existing unsafe bench Old Coach Road near the Village Hall

It was unanimously agreed to purchase a wooden bench to replace the existing unsafe bench on Old Coach Road near the village hall.

20/6vii. Results of planning applications.

Items for next agenda- Life buoy, village maintenance plan, Dogs on leads/fouling

Date of Next Meeting – 8th July 2020

End of minutes