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Minutes

Minutes of the Planning Committee Meeting held **Thursday 30th June 2022 at 11am at Badgworth and Biddisham Parish Hall , Biddisham.**

Present

Cllrs Body (Chairman) Beynon and Hipwell.

15 members of the public were present.

Public participation:

Residents spoke regarding the application and had previously submitted their formal responses to the Parish Council including the following matters: a resident read out an objection statement previously submitted to the Council; Sui Generis and flexible use; lack of detail; noise; lack of staff welfare facilities; sustainability; traffic; lack of plan for waste management; explanation of flexible use and possible businesses allowed. Designation of “open countryside” in the Sedgemoor Local Plan 2011 – 2032. Sedgemoor’s policy on countryside and likelihood of adverse impact in respect of traffic, noise and environmental health; lack of water at the site; alternative unused commercial premises available; viability of the business; the condition of the buildings; the application for doggy day care and flexible use, with concern that if approved, the owner could use the site for anything; dog waste; a covenant on the property (previously owned by the church) stating that the owner must not do anything to affect the bungalows in the vicinity.

The Applicant spoke in favour of the application including the following matters: suitably qualified employees, being a Manager and two further staff; two toilet blocks for the staff (male and female) and weekly waste pumping and dog waste collection; documents submitted to the Council; majority of dogs to be collected by van, although owners would be allowed to deliver dogs between 7 - 8am and collect them between 5 – 6.30pm; all dogs would be assessed before they were accepted; 6.5 feet fence to be erected around the outside exercise area; good internal drainage, although this was disputed; any “accidents” inside would be washed out into the current water course; A septic tank to be installed if necessary; the catchment area would be along the A38 within about a 10-mile radius; up to 40 dogs under this application; a question regarding flexible use which was not resolved.

A question regarding how the dogs would be housed internally was answered: Each dog would have a pen with rail fencing which would not abate barking internally. It was noted that prospective users would visit to view the facility, generating traffic.

030/22P Apologies for absence: The Clerk, due to Covid

031/22P Declarations of Interest: None

032/22P Dispensations: None

033/22P The following Application was discussed, and the comments were as follows:

Application: 03/22/00005
Application Type: Full Planning Permission
Applicant: Mr P Tuckfield
Location: Land And Building At, Biddisham Lane, Biddisham, Axbridge,
Somerset, BS26 Coordinates: E: 338022.92 N: 153789.64
Proposal: Change of use of land from agricultural to doggy day care (Sui Generis
Use).

Matters discussed included: public and consultee comments: The comments of the
environmental health officer were read out;

Recommendation: Objection Basis: Noise/smell nuisance; increase in volume of
traffic, lack of detail in the application; inclusion of flexible use.

034/22P To agree the Minutes for the meeting

There being no further business the meeting closed at 11.42am

Signed Chairman (Cllr Body)

30.6.22 (Date)

Signed

Dated: 30.06.2022