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Minutes

Minutes of the Planning Committee meeting held at 11.10am Tuesday 20th December 2022 at Badgworth Schoolrooms, Badgworth, Somerset.

Present

Cllrs Vining (Chairman), Beynon and Hipwell. The Parish Clerk was also in attendance.

1 member of the public was present.

Public participation:

Application 03/22/00017 – the applicant answered questions during the discussion of the application.

060/22P Apologies for absence: Cllr Body, ill health

061/22P Declarations of Interest: None

062/22P Dispensations: None

063/22P The following applications were discussed, and the comments were as

follows:

Application No: 03/22/00016

Application Type: Full Planning Permission

Applicant: Mr Clements

Location: Bow Farm, Bristol Road, Badgworth, Axbridge, Somerset, BS26 2QA

Coordinates: E: 339066.41 N: 153229.51

Proposal: Change of use of garage loft space to living accommodation

Matters discussed included: Previous applications; Public comments, overlooking and obscured glass, need, traffic, distance, ask for some obscured glass, request tied to family member, to control.

Resolution: Support Basis: No objections but recommend obscured glass

to protect privacy and request that permission restricts use to a family member.

Application No: 03/22/00017

Application Type: Full Planning Permission

Applicant: Mr G Catley

Location: Home Farm, Badgworth, Axbridge, BS26 2QN Coordinates: E:

339411.43 N: 152312.24

Proposal: Change of use of an existing agricultural building to a brewery and

tap room.

Matters discussed included: Public and Consultee Comments, 2 support considerate and previous standards, 2 object industrial activity, no of villagers passed concerns to Cllr, and asoc.bulk of materials and traffic, smell, commercial traffic impact, waste water disposal, waste disposal and mains sewerage, noise impacts from bottling and processing, parking and objections, additional traffic and parking- lack of parking in village narrow lanes, no public transport, no of events and impacts, signage and lighting commercial activity size of tap room outdoor consumption and noise disturbance, local need Highways – any other use than ancillary to existing use would require further consideration; Environmental health no music other than background inside and no music outside and operating Thurs to Sunday 6 – 11, car park toilets and facilities for additional guests/locals – licence and noise impacts and trip rates for other than ancillary use, pedestrian access, capacity, hours of opening, larger capacity larger brewing equipment, only one room capacity, hops and green waste to muck heap, cleaning waste water into digester, as stables house and original holiday let discharges into rhyne. No heavy-duty chemicals – household cleaners. Based on size and canning not bottling, no machinery, pump has already been in use, with traffic capacity for eight cars and parking for holiday lets, no objections, more commercial to cause nuisance but if expanded would need planning permission.

Resolution: Support Basis: Felt advantage to Badgworth, capacity is limited, parking available to meet capacity.

064/22P To agree the Minutes for the meeting

There being no further business the meeting closed at 11.38am

Signed Chairman (Cllr Vining) 20.12.22 (Date)