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Minutes

Minutes of the Planning Committee Meeting held **Thursday 27th January 2022 at 11.40am**
at The Schoolrooms, Badgworth Lane, Badgworth.

Present

Cllrs Body (Chairman) and Vining.

Also in attendance was the Parish Clerk Mrs H Marshall (Clerk).

6 members of the public were present.

001/22P Apologies for absence: Cllr Shaw due to Covid.

002/22P The meeting was declared inquorate, and the meeting closed.

Consultation:

The Council has adopted a business continuity motion which allows the Council to delegate the council's response to planning applications to the Clerk in consultation with the Planning Committee. In order that the consultation is transparent it was proposed that the consultation would take place immediately with the members of the public who were present for the Planning Committee Meeting. It was proposed that Cllr Shaw join the consultation remotely, having previously been served with the papers and having agreed to speak via telephone.

Public participation:

Members of the public spoke regarding application 03/21/00018, matters raised included the need, existing stables in Parish, agricultural land and food production, drainage and run off, horse boxes and horses on the roads, potential further development, access and proximity to ditches.

Application: 03/21/00018

Applicant: Chan

Location: Plot 177 & 178, Badgworth Lane, Badgworth, Axbridge, Somerset, BS26

Proposal: Change use of agricultural land to equestrian, erection of stables with the formation of new arena and access

Matters discussed included: Public and consultee comments; concerns over agricultural access; personal use; lighting plan and hours of use; surface water drainage from the arena, materials, the construction of an American barn, manure and waste management, vehicles

at the site, visual amenity and elevation of site; storage of goods waste or other materials; the public footpath and impact; Bristol water pipe and access and depth under the arena; windows in the roof; access, the highway and adjacent access; development and open countryside; agricultural land; landscape character; electricity supply; hours of use; proximity to neighbouring property, hedge and ditch.

Recommendation and basis: Object on the following basis: visual impact of the development in the elevated position in the open countryside, and from the public footpath that crosses the site, as the arena and barn would not sit well in the agricultural landscape of the area; the loss of agricultural land; the maintenance of hedge and ditch due to proximity; lack of detail on a waste management plan; lack of detail on a drainage plan including the run off from the arena; lack of detail on a lighting plan and hours of use at the site; lack of detail on the size and location of the new access, and a recommendation that the drainage board be consulted. A note should also be made that it is understood that there is a Bristol Water pipe across the field where the arena is planned and there is concern that should any topsoil be removed, this may impact the pipe. Note that should the District Council be minded to approve the application it is requested that any permission be conditioned to include a requirement for personal use and not business use or letting, that no goods or materials are to be stored in the open, that vehicles and structures at the site are restricted, that a waste management plan is approved, and a lighting plan is approved, that hours of use are restricted.

Application: 03/21/00024
Applicant: Mr and Mrs Samuels
Location: 2 Council Houses, Badgworth Lane, Badgworth, Axbridge, Somerset, BS26 2QY
Proposal: Erection of single storey extension to the side (East) and rear (North) elevations and erection of front (South) porch.

Matters discussed included public and consultee comments neighbour comments; size and relationship to main property; overlooking and impacts; impact of bulk and design of building on character of the area; materials; scale of development.

Recommendation and basis: Support on basis that the Council had no objections.

Application: 03/21/00025
Applicant: LEN SMITHCONSULTING LTD
Location: Tarnock Garage, Bristol Road, Tarnock, Axbridge, Somerset, BS26 2SL
Proposal: Erection of 2no. commercial units on site of existing garage workshop and sales/service building to be demolished. Installation of new front roller shutter door and fire exit/entry door on the front facade of Building 1.

Cladding to side facade to Building 1 facing and installation of fire escape door in the same facade. Replacement sewage septic tank system with a small sewage treatment plant.

Matters discussed included public and consultee comments; lighting and hours of use; working hours; security measures; parking at the site; access at the site; current use class; parking spaces; current lighting and restrictions; residential property/use at the site.

Recommendation and basis: Support on the basis that the Council had no objections. However if a change of external lighting was proposed approval of a plan and control of hours of use should be requested.

There being no further business the consultation closed at 12.30pm

Signed Chairman (Cllr Body)

Date