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Minutes

Minutes of the Planning Committee meeting held on **28th February 2024** at **2.20pm** at Badgworth and Biddisham Parish Hall, Bristol Road, Biddisham.

Present

Cllrs Body (Meeting Chairman), Hipwell and Vining. The Parish Clerk was also in attendance. 6 members of the public were present.

Public participation: The following matters were raised: the viewed rhyne outfall, attenuation and access, restriction to gardens for maintenance; visibility splay; access to amenities, crossing the road; car park, one system, access, and parking strategy; infill housing; cycles; lighting plan, road and dark skies; isolated social and affordable housing; sustainability;

005/24P Apologies for absence: Cllr Spooner

006/24P Declarations of Interest: None

007/24P Dispensations: None

008/24P The following application was discussed, and the comments were as follows:

Application No: 03/23/00003

Type: Outline Planning Permission

Applicant: Mr R Sperrings

Location: Pint Pot Cottage, Bristol Road, Biddisham, Axbridge, Somerset,
BS26 2RF

Proposal: Outline application with some matters reserved for erection of 8No. dwellings and associated works.

Matters discussed included: Public and Consultee Comments; traffic impacts and impact on rhyne; criteria for development in countryside; criteria for access; footpaths and crossing the road; garden space and maintenance of rhyne; sewerage issue not addressed.

Resolution: **object** unanimously agreed.

Basis: criteria for development in the Countryside not met; dangers walking and cycling; limited local services and facilities; isolating for social and affordable housing; pavement on one side of the main road; little regular public transport; The access is situated between two blind bends on a 50mph red route; the visibility splay; queuing at the Biddisham Lane junction; 9m access for maintenance for viewed rhyne; Run off and attenuation; no mains sewerage at the site, increased outfall into the rhyne, impact in the car park; Somerset Parking Strategy requirements would require 3 spaces per 3 bedroom property; recycling facilities would impact space in the car park; access for recycling lorries and delivery vans; overflow car parking for visitors; cycle parking or charging points; foul sewage system and impact on the size of the carpark; one access and a one way system and queueing beyond the blind bend; Lighting Plan; ongoing

Maintenance for communal areas; the planning statement refers to policies in the North Somerset Council Core Strategy.

There being no further business the meeting closed at 3.05pm

Signed Chairman (Cllr Body)

28.2.24 (Date)