

Clerk: Mrs Helen Marshall 3 Barrows Park Cheddar Somerset BS27 3AZ



Minutes

Minutes of the Planning Committee meeting held on **Monday 22nd September 2025 at 3.10pm** at **Badgworth and Biddisham Parish Hall, Bristol Road, Biddisham BS26 2QW.**

Present

Cllrs Body, Beynon and Spooner. The Parish Clerk was also in attendance.

2 members of the public were present.

Public participation: None

23/25P Apologies for absence: None

24/25P Declarations of Interest: Cllr Beynon stated that she is a neighbour to application 03/25/00014

25/25P Dispensations: None

26/25P The following applications were discussed, and the comments were as follows:

Application No: 03/25/00009

Type: Full Planning Permission

Applicant: Mr M Newson

Location: 4 Rees Way, Biddisham, Axbridge, Somerset, BS26 2RQ Coordinates:
E: 338251.73 N: 152997.52

Proposal: Removal of first floor single dormer window and construction of full width double dormer window extension to the front elevation.

Matters discussed included: Public and Consultee Comments; overlooking, character of the area, no problems.

Bio Net Gain:

Resolution: Support Unanimous

Basis: No overlooking, no objections

Application No: 03/25/00013

Type: Full Planning Permission

Applicant: Ms B Lewis

Location: Oak Barn, Kingsway, Tarnock, Axbridge, Somerset, BS26 2SE
Coordinates: E: 338046.99 N: 152591.11

Proposal: Erection of single storey rear extension and other minor alterations.

Matters discussed included: Public and Consultee Comments; proportions and bulk, impacts, overlooking/overshadowing, development of the site, materials, parking and access, already structure there, no overlooking, drawings unclear, overdevelopment, ridge lower, sewerage, drainage, access, trees, character, drainage board considering flooding and drainage, previous application.

Bio Net Gain:

Resolution: Support unanimously agreed.

Basis: Note drainage board are requiring a pre-commencement scheme on flooding and drainage issues for approval, request plans to show where additional sewerage and waste water will be disposed of.

Application No: 03/25/00014

Type: Full Planning Permission

Applicant: Ms K Levandovskaya & Mr D Grieves

Location: St Congars Barn, Church Lane, Badgworth, Axbridge, Somerset, BS26
2QP Coordinates: E: 339560.19 N: 152747.84

Proposal: Erection of 6.10m x 16.46m polytunnel.

Matters discussed included: Public and Consultee Comments; proportions, impacts, lighting and elevated position, character of area, materials, bats, personal use, hedging, screening, lighting plan.

Bio Net Gain:

Resolution: Support unanimously agreed.

Basis: Conditioned to: request a lighting plan if lighting is to be installed; for personal use only.

Application No: 03/25/00015

Type: Prior Approval Agricultural to Dwelling

Applicant: Messrs J, M & D Banwell

Location: Long Acre, Quarrylands Lane, Badgworth, Axbridge, Somerset, BS26
2QX Coordinates: E: 339646.15 N: 151866.57

Proposal: Application to determine if prior approval is required for a proposed:
Change of Use of Agricultural Buildings to 2 No. Dwellinghouses (Class C3), and associated building operations.

Matters discussed included: Public and Consultee Comments; Permitted development rights, impacts visual, neighbour, overshadowing, overlooking, (somerset parking strategy) access and parking for 3 bed properties, no visitor parking, need another 3 spaces, lack of onroad parking, highways concerns due to proximity of junction, concerns over materials and appearance for a dwelling.

Bio Net Gain:

Resolution: Object unanimously agreed.

Basis: Not enough parking for 2 3 bed properties and would need at least 3 more spaces, no onroad parking available, proximity of junction, concerns over materials, no plan for sewerage and waste water disposal as no rhynes or drains in the area.

27/25P The Minutes for the Meeting were approved.

There being no further business the meeting closed at 15.53 pm

Signed Chairman

22.9.25