



Badgworth Parish Council

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

Minutes

Minutes of the Planning Committee meeting held on **Monday 27th October 2025** at **11.40am** at **Badgworth and Biddisham Parish Hall, Bristol Road, Biddisham BS26 2QW**.

Present

Cllrs Vining (Chairman) Beynon and Spooner. The Parish Clerk was also in attendance. 1 member of the public was present.

Public participation: The applicant for applications 03/25/00017 and 03/25/00018 spoke in support of the applications.

28/25P Apologies for absence: None

29/25P Declarations of Interest: None

30/25P Dispensations: None

31/25P The following applications were discussed, and the comments were as follows:

Application No: 03/25/00016

Type: Full Planning Permission

Applicant: S R Keedwell Holdings Ltd

Location: Manor Farm, Bristol Road, Tarnock, Axbridge, Somerset, BS26 2SL
Coordinates: E: 337769.42 N: 152451.29

Proposal: Erection of in industrial building for B2, B8 and E(g)(iii) uses on site of existing (to be demolished)

Matters discussed included: Public and Consultee Comments; highways and access, visibility splay, noise, lighting, hours of use, visual impact, scale and character of location, size and scale of the building, additional traffic, attenuation tank, D15 economic prosperity and D16 safeguarding existing employment land and buildings, access and volume of traffic, lighting plan, concerns over asbestos in roofing, Environmental Health and noise control.

Bio Net Gain:

Resolution: Support. Unanimous.

Basis: Due to the size and scale of the new building mitigation should be considered for runoff water in addition to a soakaway. A lighting plan for external lighting, other than timed security lighting, should be required. Concerns that the roofing could be asbestos, which should be removed in accordance with regulations.

Application No: 03/25/00017

Type: Full Planning Permission

Applicant: Mr & Mrs Myers

Location: Badgworth Grange, Badgworth, Axbridge, BS26 2QH

Coordinates: E: 339253.99 N: 152733.05

Proposal: Erection of a single storey extension on site of existing conservatory (to Be demolished). Extension of utility room, increasing to two storey.
Remodelling of kitchen and erection of entrance canopy

Matters discussed included: Public and Consultee Comments; proportions and bulk, impacts, overlooking/overshadowing, development of the site, materials, design, no comments, pre planning advice has been followed.

Bio Net Gain:

Resolution: Support. Unanimous.

Basis: Pre planning advice has been followed. Not overlooked. Main house is not touched.

Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended)

Application No: 03/25/00018

Type: Listed Building Consent - alterations

Applicant: Mr & Mrs Myers

Location: Badgworth Grange, Badgworth, Axbridge, BS26 2QH

Coordinates: E: 339253.99 N: 152733.05

Proposal: Erection of a single storey extension on site of existing conservatory (to Be demolished). Extension of utility room, increasing to two storey.
Remodelling of kitchen and erection of entrance canopy

Matters discussed included: Public and Consultee Comments; proportions, impacts, lighting and elevated position, character of area, materials, bats, significance (architectural merit – materials construction methods decorative details, historic associations, aesthetic value, archaeological potential) harm to significance (substantial – loss to all or part, less than substantial – do benefits outway the harm, incremental changes, design, Sympathetic scheme/scale massing materials layout

Bio Net Gain:

Resolution: Support. Unanimous.

Basis: Pre planning advice has been followed. Not overlooked. Main house is not touched.

32/25P The Minutes for the Meeting were approved.

There being no further business the meeting closed at 12pm

Signed Chairman

27.10.25