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Minutes

Minutes of the Planning Committee meeting held on **Friday 4th July 2025 at 12.20pm** at **Badgworth Schoolrooms Badgworth Lane, Badgworth BS26 2QW.**

Present

Cllrs Body, Beynon, and Vining. The Parish Clerk was also in attendance.
2 members of the public were present.

Public participation:

13/25P Apologies for absence: None

14/25P Declarations of Interest: None

15/25P Dispensations: None

16/25P The following applications were discussed, and the comments were as follows:

Application No: 03/25/00005

Type: Full Planning Permission

Applicant: Mr K Fogarty

Location: Southview, Bristol Road, Tarnock, Axbridge, Somerset, BS26
2SB E: 338055.79 N: 152771.96

Proposal: Installation of Car Port, solar panels to roof with associated
removal of Leylandii Hedge, demolish existing garage and
erection of a garage.

Matters discussed included: Public and Consultee Comments – Axe Brue condition
regarding application for consent; removal of hedge; access and A38 junction, run off,
visibility, lighting – motion activated, bats, bulk and form and relationship to main house.
No Issues, neighbours notified, visibility, no objections.

Bio Net Gain:

Resolution: Support agreed.

Basis: No objections, no increase in traffic or light , will help drainage, has positive plans
for biodiversity.

Application No: 03/25/00008

Type: Full Planning Permission

Applicant: S & C Stoll

Location: Hare House, Badgworth, Axbridge, BS26 2QL E: 339247.89
N: 152367.63

Proposal: Conversion and extension of agricultural building to annexe
and music room with solar panels to east elevation

Matters discussed included: Public and Consultee Comments; Axe Brue IDB – no objections but condition for consent Use and development; Historic – no observations Size and bulk of building in consideration as an annexe, agricultural land, access, impact on character of area, materials, lighting plan, previous application response. D12 building in lawful use, previous applications adaptation of the main dwelling , clear demarcation as the building lies within a field. Proportions sub ordinate to main dwelling; development outside the boundary of the village, sustainability, access to rhyne, no outside lighting, agricultural barb out of recognition as agricultural use, not linked or within curtilage of main property, would be separate dwelling, would connect to existing services and drainage, would be independent with own kitchen, cant support concern of sub division, support as use for family. Not in curtilage a separate dwelling, Change of use should be investigated.

Bio Net Gain:

Resolution: Support agreed.

Basis: Somerset Council will investigate the application of policy D12 (extensions) It was noted the building is not and ever has been an agricultural building. Drainage Board need to investigate access to the rhyne due to the plant room.

17/25P The Minutes for the Meeting were approved.

There being no further business the meeting closed at 12.58 pm

Signed Chairman F Body 4.7.25 (Date)