



BADGWORTH
PARISH COUNCIL

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Minutes

Minutes of the Planning Committee Meeting held **Monday 6th December 2021 at 7pm at Biddisham Hall, Biddisham.**

Present

Cllrs Body (Chairman), Hipwell and Vining.

Also in attendance were Cllrs Bowley and White and the Parish Clerk Mrs H Marshall (Clerk).

5 members of the public were present.

040/21P Apologies for absence: The applicant for application 03/21/00022

041/21P Declarations of Interest: None

042/21P Dispensations: None

043/21P The following applications were then discussed.

Application No: 03/21/00022

Applicant: Mr Wilkinson

Location: Burwell House, Badgworth Lane, Badgworth, Axbridge, Somerset,
BS26 2QY

Proposal: Change of use of dwelling to a children's home for young people.

Public Participation: Issues raised by a resident were read out as requested; A letter handed to a Cllr was read by the Committee prior to the meeting; Correspondence from a resident raising questions was answered by the Chairman, who had spoken to the applicant; parking spaces and existing use including cars parking on the road; the blind junction; lack of facilities; lack of amenities; lack of footpaths; correspondence from Head of Child Services; access to services for children and the need to travel; previous discussion with local Parishes with similar children's homes in Chedzoy, East Huntspill and Churchill and the general lack of ongoing problems reported; positives and negatives of an isolated location; necessity for care homes; the property as a location; residents should write to the District Cllr and their MP if they feel strongly; a garden is a privilege; changeover of staff and parking; potential problems; the drainage system, building regulations and the pipe under the road; highways objection to dangerous junction in Parish.

The Parish Council's comments were as follows: No public comments; Highways standing advice; The objections raised by residents and the location; support for children's homes; parking concerns; the unclassified road and 60mph speed limit; the blind junction; the

visibility at the junction; that highways and the head of children's services should investigate the location; justification for the isolated location; fostering the need to travel, footways and street lighting; supervision of children; safe environment for children; drainage concerns and numbers of users.

Resolution: Recommend Objection

Basis: Wrong location. Recognise need for these homes in the countryside however this location is the wrong location due to the lack of parking which the Council has raised with the District Council on previous applications, particularly for staff changeovers; the unclassified roads with no footpaths and with speeds of up to 60mph; the lack of visibility at the junction adjoining the property and the blind approach; additionally, it was recommended that the capacity of the foul drainage at the property should be investigated for suitability.

Application No: 03/21/00021
Applicant: Mr & Mrs Drinkwater
Location: Poplar Cottage, Bristol Road, Tarnock, Axbridge, Somerset, BS26 2SL
Proposal: Conversion of existing store into an annex and the erection of first floor extension above, with the installation of front (North) and rear (South) dormer windows and side (East) Juliet balcony

Topics discussed: Public and Consultee Comments – SDBC standing advice, Highways standing advice on basis it is ancillary to main dwelling Heritage Trust – no objections, Natural England standing advice and not likely to have significant impacts; overlooking; materials; scale of development. No objections, size and relationship to main building; character of area; size proportion and height.

Resolution: Recommend Support

Basis: The proposal is on the same footprint as the existing property.

Application No: 03/21/00023
Applicant: Mr & Mrs Dainton
Location: Kerhille, Biddisham Lane, Biddisham, Axbridge, Somerset, BS26 2RH
Proposal: Conversion of loft to living accommodation and internal alterations.

Public participation: The applicants reviewed the application including the condition of the roof and confirmed the proposal for obscured glass; the application has been discussed with both neighbours who have not raised objections; the apex of the roof.

Topics discussed: Public and Consultee Comments; overlooking and impact on neighbouring

property; materials, scale of development, size proportion and height.

Resolution: Recommend Support

Basis: There is obscured glass in the proposed dormer window so that there is no overlooking, and the Council felt that the development is appropriate for the site.

There being no further business the meeting closed at 8.27pm

Signed Chairman (Cllr Body)

Date