**Minutes**

Minutes of the Planning Committee Meeting, held on Wednesday 24th April 2019 at 2pm at the location stated below.

**Present**

Cllrs Body (Chairman), White and Stiddard

Also in attendance Mrs H Marshall (Clerk), no members of the public were present.

Open Forum topics discussed were: None

025/19P Apologies for absence: None

026/19P Declarations of Interest: None

027/19P Dispensations None

028/19P The council discussed the application:

Planning application:03/19/00007

Proposal: Demolition of Stones Throw and workshop. Erection of a replacement dwelling, a detached garage/store and conversion of existing stable block to living accommodation.

Location: Tarnock House Farm, Biddisham Lane, Biddisham, Axbridge, Somerset, BS26 2RG

Applicant: Mr Richardson

## Topics discussed were: layout, siting, scale, materials, D24 noise/light/ pollution D25 residential amenity overlooking loss of light visual dominance privacy , relationship to neighbours, parking, accessibility. size proportion height D19 impact from bulk and design of buildings on character of area footprint CO2 Infill housing in the Countryside D9 Self build and custom homes D11 replacement dwelling in the countryside D12 residential annexes D19 Landscape quality, policy has now changed and this is no longer Tier 5 development, conversion of stablesa and impacts, use of Stones Throw and replacement of building, concern over use as annexe and not replacement dwelling, property to north and east so is this infill, view from the road, new edge to the village, a bungalow instead of 2 storey.

## Consultee responses: Environmental Health no comment, Highways standing advice, Ecology negligible potential for roosting and unlikely to affect bats, Natural England no comments

## Neighbour support letter,

**RESOLUTION: Object**

**BASIS: Support the conversion of the stables, but consider that Stones Throw is an Annexe and not a separate dwelling and therefore the infill development policy applies and it is considered that the placement extends the built form into the countryside. Support the design of the building in principle as it is similar to neighbouring properties.**

Signed F Body Chairman Date 24th April 2019