**Minutes**

Minutes of the Planning Committee Meeting, held on Tuesday 9th April 2019 at 2.30pm at the location stated below.

**Present**

Cllrs Body (Chairman), Vining and Stiddard

Also in attendance Mrs H Marshall (Clerk), 1 member of the public was present.

Open Forum topics discussed were: the need; the site is agricultural land; flood zone 3, the application was reviewed including that it is open fronted with storage above; it is the depth of a carand 4.5/5m high; the view from the distant vantage point; the curtilage and the turning circle required.

021/19P Apologies for absence: None

022/19P Declarations of Interest: None

023/19P Dispensations None

024/19P The council discussed the application:

Planning application:03/19/00008

Proposal: Erection of a detached car port with ancillary storage room above.

Location: Waterfront Farm, Biddisham Lane, Biddisham,

Axbridge, Somerset, BS26 2RS

Applicant: Parrett

Topics discussed were: materials, size proportion height no significant adverse impact from bulk and design of building on character of area – no change to building size – use is ancillary to main house not separate accomodation – additional windows impact on neighbouring properties, residential amenity and not overlooking, traffic impact space for cars– parking – landscaping, visual amenity; it relates well to the house; there were concerns over the agricultural and residential curtilage of the garden; in principle no issue but concerns over location.

## Consultee responses: Highways – standing advice, ecology no comments.

**RESOLUTION: Recommend refusal**

**BASIS: Location on agricultural ground and distance from house, - not ancillary, but support building in principle.**

Signed F Body Chairman Date 9th April 2019