**Minutes**

Minutes of the Planning Committee Meeting, held on Tuesday 18th June 2019 at 9.15am at the location stated below.

**Present**

Cllrs Body (Chairman), Hipwell, Shaw and Vining

Also in attendance Mrs H Marshall (Clerk), 4 members of the public were present.

Open Forum topics discussed were: The proposal was reviewed; roads, vehicles, parking; use of the buildings for business purposes; agricultural business and light industrial class usage on the site; neighbours objection, loss of employment and visible amenity, .

033/19P Apologies for absence: None

034/19P Declarations of Interest: None

035/19P Dispensations None

036/19P The council discussed the application:

Planning application:03/19/00016

Proposal: Outline application with all matters reserved, for residential development of up to 9 dwellings (5 to be affordable) including the conversion and extension of existing buildings.

1. Location: Haven Farm, Kingsway, Tarnock, Axbridge, Somerset, BS26 2SF

Applicant: Pegler, Cotton & Russell

Topics discussed were: CO1 CO2 CO3 NPPF sustainability, isolated rural homes were discussed;, roads, accessibility, need, footprint, visibility, barn conversion. Objection from neighbour (SDC website) D16 – business at site still running, employment use and loss of employment. D24 pollution impacts D25 residential amenity – visible. Potential intensification of traffic on the road and use of a junction with very poor visibility on to a 50mph road at the Kingsway junction. Lack of facilities including pavements in walking distance inc farm shop, concern over school places; lack of public transport in the Parish – low cost housing may be reliant on public transport. Buildings in open countryside, lack of policy to support the development; drainage concerns and proximity of ditch to buildings proposed for conversion.

## Consultee responses: Housing Development no obj, Somerset Waste Obj, ecologist no obj, natural England no obj, environmental health requirement for site investigation, highways to be considered further.

**RESOLUTION: Object**

**BASIS: Loss of employment at the site; intensification of traffic on the road and use of the Kingsway junction with poor visibility on a 50mph road; buildings in the open countryside with no support in policy; drainage concerns in an area that has drainage problems already; lack of access to amenities and public transport**

Signed F Body Chairman Date 18th June 2019