**Minutes**

Minutes of the Planning Committee Meeting, held on Friday 19th July 2019 at 2.20pm at the location stated below.

**Present**

Cllrs Vining (Chairman), Shaw, and Winsor

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

Open Forum topics discussed were: the application was reviewed, the history of the site,

041/19P Apologies for absence: None

042/19P Declarations of Interest: None

043/19P Dispensations None

044/19P The council discussed the application:

Planning application:03/19/00018 (as amended 5th July 2019)

Proposal: Change of use from agricultural to residential land to facilitate the

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: The amendment to reduce the size of land subject to change of use to that necessary for the carport, inclusion of the garden as residential land, access through the garage to the field, advice from the case officer regarding the adjoining footpath and the distance of the garage from the property, storage, 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 –residential amenity and not overlooking, traffic impact space for cars– parking – landscaping, visual amenity; it relates well to the house Public comments: objections – crossing ROW and access to the land.

## Consultee responses: Highways – standing advice, ecology no comments. PROW – no objections but comments re crossing the ROW.

**RESOLUTION: Support and withdraw objections**

**BASIS: advice received from case officer regarding the footpath and the distance of the garage from the house and access to the agricultural field.**

Signed G Vining Chairman Date 19th July 2019