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## Minutes

Minutes of the Virtual Planning Committee Meeting held on Monday 5<sup>th</sup> October 2020 at 7pm.

### Present

Cllrs Body (Chairman), Vining and Shaw.

Also in attendance Mrs H Marshall (Clerk), 3 members of the public were present.

### Public Participation

The applicant reviewed application 03/20/00009 including exercising horses and wet ground conditions; that no lights are proposed; that no roof will be included.

2 members of the public discussed application 03/20/00013 including: lack of notification of the application; the proposal to extend the entrance and the ownership of the entrance; previous issues with car storage and closure of the gate, safety of stock and the highway; rights of way; lack of information on volume and numbers of vehicles in the proposal.

035/20P Apologies for absence: None

036/20P Declarations of Interest: Cllr Shaw declared a personal interest in application 03/20/00013, being known to the applicant through their children. Cllr Body declared a personal interest in 03/20/00009 being known to the applicant.

037/20P Dispensations: None

038/20P Minutes of the Planning Committee Meeting held on Wednesday 16<sup>th</sup> September 2020 at 7pm, having been previously circulated, were taken as read and approved as a true record.

039/20P The following applications were then discussed and the Parish Council's comments were as follows:

Planning application: 03/20/00009

Location: Chapel House, Bristol Road, Biddisham, Axbridge, Somerset, BS26 2RE

Proposal: Erection of a horse walker.

Applicant: Mrs Hall

Topics discussed: consultee comments; visibility; no lighting; height of fencing.

**Resolution:** Recommend approval. Unanimously agreed.

Basis: The track is not highly visible to neighbouring properties and there are no lights or roof to the walker.

Planning application: 03/20/00013

Location: Bow Farm, Badgworth, Axbridge, BS26 2QA

Proposal: Change of use of Land from Equestrian Arena to Caravan and Vehicle Storage and Alterations to Access

Applicant: Mr Clements

Topics discussed: visibility from neighbouring land; consultee and public comments; impact on other landowners; provision for the gate to be kept closed to protect neighbouring stock; context of requirement for permission to widen the entrance; lack of information on volume and quantity of

vehicle movements on to A38; lorries currently park on layby overnight and caravans/long vehicles accessing the site may struggle to get off the A38; potential contamination of land by vehicles and lack of provision for mitigation or waste disposal; lack of regulation of opening times; lack of information on proposals for security and lighting;

**Resolution:** Recommend refusal. Unanimously agreed.

Basis: There are concerns about the access onto the layby, which is currently often blocked by lorries parking overnight and during the day and that caravans and vehicles may struggle to get off the A38 to enter the site, particularly if more than one arrive at the same time. There is a lack of information on the number and volume of vehicles at the site and the number of movements likely to be generated on to the A38. There is a lack of information regarding the potential contamination of the land by motor vehicles stored at the site and any mitigation or waste disposal. There is a lack of information regarding proposed lighting and security at the site. There is a lack of regulation of opening times at the site, which is in close proximity to residential housing. There is no provision for closing of the gate to protect the cattle/stock on the neighbouring land which shares the access. There are concerns that there is no permission in place to extend the current entrance. There was a query on the construction of the arena as tarmac is not usually used in an arena and clarification should be sought on whether the surface would be appropriate for the use proposed.

Planning application: 03/20/00014

Location: Tristram, Biddisham Lane, Biddisham, Axbridge, Somerset, BS26 2RJ

Proposal: Erection of a single storey extension to south elevation

Applicant: Mr J Webber

Topics discussed: no consultee or public comments; overlooking; previous modifications; size of the rooms.

**Resolution:** Recommend approval. Unanimously agreed.

Basis: The extension would not overlook or impact the neighbouring properties.

040/20P It was noted that the response from the drainage board regarding a query about the rhyne in application 03/20/00010 had been received shortly after the last meeting. The Council did not change their response to the application.

There being no further business the meeting closed at 8.20pm

Signed Chairman

Date