

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD ON MONDAY 19 AUGUST 2019 AT 7 PM**  
**AT NETHER STOWEY VILLAGE HALL**

Present: Parish Councillors: John Roberts (Chairman)  
Colin Falla  
Kevin Ferriday  
Pat Pardoe  
Malcolm Reid  
Barbara Rich

In attendance: Caro Slaymaker (Clerk)  
Approximately 25 members of the public

**Public Session**

The Chairman welcomed everyone to the meeting. He would adjourn the meeting to allow for public comments and questions before the Council considered applications. There were no other issues raised

**P-0160 Apologies**

Apologies were received from Cllr Jeanes (engaged elsewhere) and Cllr Hogg (on holiday). Their absences were approved.

**P-0161 Declarations of Interest**

There were none.

*Standing Orders were suspended to allow members of the public to speak in favour and against the application. Several members spoke against the application, with objections focussing on the historic value of the castle and the area surrounding it, visual impact on the landscape and the dominance overlooking houses concerns about the drainage and possible flooding.*

*Standing Orders were resumed.*

**P-0162 Planning Applications**

- a) Application Ref:36/18/000018 – Land To The NE of, Butchers Lane, Nether Stowey  
Proposal: Erection of dwelling with car parking and turning area  
Response agreed: *Objection: (text appended overleaf)*
- b) Application Ref:36/18/000017 – 92 Castle Hill Nether Stowey  
Proposal: Conversion of detached garage to form ancillary accommodation and provision of additional parking space  
Response agreed: *No Objection but would request that a condition be included to prevent the formation of a separate dwelling at a later date.*
- c) Application Ref:36/18/000019 – Oak Road, Nether Stowey  
Proposal: Works to trees  
Response agreed: *Support as the work is much needed for the convenience and possible safety of local residents*
- d) Application Ref:36/18/000020 – (near public footpath), St Mary Street, Nether Stowey  
Proposal: Works to trees  
Response agreed: *no objection*

**P-0163 Date and Time of Next Meeting**

To be advised.

The meeting closed at 7.50 pm

**Planning application 36/11/0018 – agreed response**

1. The application site is located outside the Nether Stowey development boundary as defined by the Adopted Local Plan.
2. The proposed development lies adjacent to the scheduled monument of Stowey Castle, the site of St Michael's Chapel and a medieval kiln site (National Number. 1019421). The historic value of this site is more expertly expressed by other representations but the historic value to the village cannot be overstated and forms part of the new Two Castle Path. The Parish Council does not believe the development will make a positive contribution to the setting of the heritage asset and is therefore contrary to Policy D26 of the Adopted Local Plan:

*General: Development proposals should avoid harm to, sustain and, where appropriate enhance the significance of heritage assets and their setting (including those on Local Lists), in a manner consistent with their historical significance. This will ensure a continued role in distinguishing the District's unique sense of identity and place.*

*Non-Designated Heritage Assets: Non-designated heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions. The weight given to the conservation of non-designated heritage assets during the determination of the planning applications will be based on the asset's significance and the magnitude of any harm. Harm or loss will only be permitted where it is judged that the benefits of the development outweigh the local significance of the asset and the scale of harm caused.*

It would also remove further the separation of the castle from the village, cause significant harm to the setting and therefore the significance of the castle. The unprecedented number of responses from the community on this and previous applications on this site, reflect the high value the community places on this historic asset.

3. The Parish Council acknowledges the survey work, and associated report, which speaks to the archaeology but does not address the major historical value of the site and the Parish Council disagree strongly with the statement in section 4.21 of the Archaeological Desktop Assessment Of The Hillside To The West Of Stowey Castle which states 'Stowey Castle is an undistinguished castle-mount of no historical importance'
4. The Design and Access statement acknowledges that the development will intrude in the castle ramparts (paragraph 2 of the section entitled "Environmental Considerations & Sustainability" and paragraph 1 in the section entitled "Situation").
5. The development will have a detrimental impact on the amenity of nearby residents, particularly those immediately below the proposed development contrary to Policy D25 of the Adopted Local Plan. Concerns are recognised regarding loss of privacy to their rear gardens, overlooking and visual impact in view of the differing levels. We disagree with the statement made in paragraph 3 of the section entitled "Use".
6. Paragraph 5 of the section "The Existing Site & Immediate Surroundings (Context Analysis)" makes no mention of the adjoining roads and properties which are nearest and most affected.
7. The Parish Council believes the development will be visually disruptive and disagrees with paragraph 3 in the section 'Use' which states "The development by its scale, orientation and form respects the surrounding character and amenity of the area, the location and in particular, through design and orientation, separation distance etc., will have little or no discernible visual impact adjoining properties and certainly would not give rise to loss of amenity or adverse impact on the character of the area, with its 1960-1970's design." For

the same reason, the Parish Council strongly disagrees with the section entitled 'Overlooking' in the Supplementary Planning Statement

8. The Parish Council believes the photographs supplied in the Visibility Impact Report are selective and do not fully represent a complete picture of the visual impact. The Parish Council submits additional photographs (in a separate attachment) which more completely illustrate the impact on the properties nearest the development.
9. The Parish Council has concerns regarding the management of surface water runoff. Given the increased area of impermeable surfaces on the site as proposed, the Council is concerned that there would be an increased risk of flooding to the gardens in the properties immediately below the proposed development site.
10. Access to the proposed development is via Butchers Lane which is an unadopted and unmaintained track and is sign by the Highways Authority as "Unsuitable for motor vehicles".
11. Paragraph 5 in section "Local Facilities & Transport Networks" is incorrect in stating there are buses to surrounding villages, Bridgwater and Minehead, the public transport service having been removed in October 2016.
12. The Parish Council have concerns regarding the discharge of foul waste. We acknowledge use of a Klargester BioDisc Domestic Sewage Treatment Plant however the outflow from this will be to a soakaway to land to the north of the site which is below the dwelling but above (and close to the boundary of) adjacent properties. Given the terrain and steepness of the site, the Parish Council are concerned that in times of heavy rainfall, the soakaways will not be able to cope with both the outflow from the Klargester and the rainfall and that overflow will seep downhill into adjacent and neighbouring properties.
13. The Parish Council disagrees with the section entitled 'Heritage Statement' in the Supplementary Planning Statement as there will be a visual impact to the Mount / historical asset.