

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD ON MONDAY 29 JUNE 2020 AT 7PM**  
**(HELD REMOTELY ON ZOOM)**

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

In attendance: Caro Slaymaker (Clerk)  
Cllr Michael Caswell (Somerset CC/Sedgemoor DC)

**P-0170 Apologies**

Apologies were received from Cllr Pardoe (unable to connect) and Cllr Jeanes, who would be required to withdraw from the substantive part of the meeting. The absences were **approved**. Cllr Pay had also sent apologies

**P-0171 Declarations of Interest**

There were none.

**P-0172 Public Session**

No members of the public attended

**P-0173 Minutes of Previous Meetings**

The minutes of the Planning Committee meeting held on 2 March were **approved** as a true record and would be signed by the Chairman and returned to the office when it reopens.

**P-0174 Planning Application**

- a) Application Ref: 36/20/00008 – Inwood Farm, Nether Stowey  
Proposal: Erection of 4 No. accommodation buildings  
Response agreed unanimously: *Support on grounds of economic, employment and potential tourism benefits.*  
The full text of the response (approved at the meeting) is appended to these minutes.

**P-0175 Date and Time of Next Meeting**

To be advised.

The meeting closed at 7.20 pm

**Planning Application 36/20/00008 – Inwood Farm – response sent on 30 June**

The Parish Council supports the application subject to the inclusion of a condition that the additional buildings be used solely in connection with the commercial use of the Quantock Lakes business and shall not be changed/detached to form separate/independent dwellings.

The Parish Council considers the expansion of the Quantocks Lakes facilities will create further much-needed local and accessible employment opportunities in the local area at the Parish's only large-scale employment site. The expansion supports the long-term viability of Inwood Farm. It will also generate further business for local suppliers and, in the short-term, construction contractors and suppliers. It is hoped that the community will benefit indirectly. The venue will introduce people to the area with potentially return visits to the village and use of local services and facilities.

The Parish Council considers the proposal accords with NPPF para 83 and Nether Stowey's emerging Neighbourhood Plan (in particular policy B1) as well as the Local Plan Policies D15 and D17 which state:

*Economic prosperity under Policy D15 seeks "The retention, remodelling or appropriate expansion of existing businesses will be supported where it remains of an appropriate scale and character and dependent upon the nature of the activities involved, the character of the site and its accessibility. Priority should be given to the redevelopment, remodelling and/or enhancement of existing sites in the first instance."*

*Policy D17 states that "In the countryside new accommodation should, where possible, be provided within or close to a settlement but may be justified in other locations where the facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available to re-use. The Council will expect all such proposals to be supported by a robust business case demonstrating they are viable."*

*Employment opportunities in the immediate area are limited and the proposal will help secure the future of the farm. Tourist accommodation will bring additional income to the Sedgemoor area as a whole by encouraging visits to local attractions and when shopping (food, petrol etc) or eating out. The proposal offers benefit in economic and tourist terms and therefore accords with Policies D15 and D17.*