

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD ON MONDAY 28 SEPTEMBER 2015 AT 7PM
IN THE VILLAGE HALL

Present: Parish Councillors: Malcolm Hogg (Chairman)
Margaret Hogg
Patricia Pardoe
Colin Penny
Barbara Rich
John Roberts

In attendance: Caro Slaymaker (Clerk)

Public Session

Seven members of the public attended the meeting. Before opening the meeting the Chairman advised that he would suspend standing orders at the beginning of each planning application if necessary to allow members of the public to speak specifically on each case to avoid confusion. A member of the public asked if the minutes could provide detail of the discussion. The Clerk advised that the minutes were to record decisions taken and were not intended to provide a *verbatim* record of the discussion. No other issues were raised.

P-0092 Apologies

Apologies were received from Cllr Andrew Jeanes (working). The absence was approved.

P-0093 Declarations of Interest

There were no declarations of interest.

P-0094 Minutes of Previous Meetings

The Minutes of the Planning meeting held on 4 September were approved as a true record and signed by the Chairman.

P-0095 Planning Applications

- i) **Ref:** 36/15/00012 Inwood Farm, Nether Stowey
Proposal: Change of use, conversion and extension of barn 6 to holiday accommodation.
Applicant: F G Jeanes & Son Ltd
Most Councillors present had visited the site before the meeting. The following response was agreed:
Response: Nether Stowey Parish Council supports this application in the interests of the local economy and possible employment opportunities.
- ii) **Ref:** 36/15/00013 Quantock Close, Jacksons Lane Nether Stowey
Proposal: Erection of a bungalow (outline planning permission)
Applicant: Mr and Mrs M Reid

Standing Orders suspended

Most Councillors present had attended an earlier site meeting. Members of the public raised concerns relating to the apparent loss of privacy in properties opposite, loss of view and concern about access to Mill Lane. The applicant responded to these concerns and offered to meet with those who had concerns about loss of privacy.

Standing Orders resumed

The following response was agreed :

Response: The Parish Council has no objection in principle but would request the following conditions be imposed:

- a) The dwelling shall be limited to single storey only (to minimise the impact on the landscape and to ensure the privacy of the residents opposite)
- b) No windows shall be permitted on the side elevation (ie looking onto Mill Lane) to ensure the privacy of residents opposite

iii) **Ref:** 36/15/00014 The Old Vicarage, St Mary Street, Nether Stowey

Proposal: Walnut tree (T1) 20% crown reduction

Applicant: Mr S Freeman

Response: The Parish Council has no objection to these works

P-0096 Planning Appeal

i) **Ref:** 36/15/00001 Land at Butchers Lane, Nether Stowey

Proposal: Erection of dwelling, garage and formation of access

Applicant: Mrs S Connolly

Standing Orders suspended

Members of the public restated their concerns and original objections, focussing on the proximity of the site to The Mount and the visual impact on the setting and road safety concerns on Butchers Lane. Residents of Channel Close considered they would be overshadowed. Dr Prior presented an expert view on the historical and archaeological value of the Castle and surrounding area.

Standing Orders resumed

Councillors considered the grounds of appeal, particularly with reference to the concerns raised and for Dr Prior's information which clarified matters that had not previously been fully understood. Cllr Rich proposed that withdrawing previous support for the application on the grounds of protection of the heritage site and highway concerns. All Councillors **agreed**. The Clerk and Chairman would prepare a response on this basis. The following response was sent to the Planning Inspectorate:

Response: The Parish Council withdraw their earlier support for this proposal in the light of advice regarding the impact on the setting of the Scheduled Monument site of Nether Stowey castle and the potential damage to the archaeological value in the area immediately surrounding the castle site. Furthermore the Parish Council restate their concerns regarding the unadopted access road, which has significantly deteriorated since the original application was made, and road safety issues. The Council considers that the inevitable increased use of the lane would present a significant risk to pedestrians, cyclists and horseback users of the lane itself and the exit from the lane is on a blind bend with poor visibility.

P-0097 Date and Time of Next Meeting

To be arranged.

Cllr Roberts reminded those attending that the Parish Council was still short of two Councillors,

The meeting closed at 7.45 am