

MINUTES OF CEMETERY COMMITTEE MEETING
HELD ON WEDNESDAY 26 MAY 2021 AT 10.30pm
AT THE PARISH OFFICE

Present: Parish Councillors Margaret Hogg (Chairman)
Colin Falla
Kevin Ferriday
John Roberts

In Attendance: Caro Slaymaker (Parish Clerk)

C-021 Election of Chair

Cllr Hogg was elected Chair of the Committee.

C-022 Public Session

No issues were raised.

C-023 Apologies

None.

C-024 Declarations of Interest

There were no declarations.

C-025 Lucy Hobbs Cemetery Trust

The Clerk had circulated a report on the current position of the Trust. It was **agreed** to contact the recommended solicitor to arrange a meeting to discuss the issues raised.

The Clerk would contact the former solicitor to obtain the papers that would be required. The Clerk and Cllr Roberts or Ferriday would attend the meeting with the Solicitor.

The Committee would meet to discuss the advice of the solicitor.

C-026 Next Cemetery Committee Meeting

To be advised.

New Stowey Farm Prior Approval Application

Please note that the comments relate to **Section 5.0 Class Q(a) Considerations** as laid out in the Planning Statement for this application, document number 010-158-919845, page 7.

5.0 CLASS Q (a) CONSIDERATIONS

Planning Statement	NSPC Comments
<p>(a) Transport and highways impacts of the development.</p> <p>The site is accessed from an existing unclassified access, which leads onto the A39 Cannington Road. The lane is a dead-end road with only access to the land beyond therefore limited traffic movements.</p> <p>We assume the national speed limit will apply but the road is a single lane with various passing bays so speeds would be reduced significantly. This proposal would result in a reduction in agricultural movements and the vehicle movements will be cars rather than agricultural machinery</p>	<p><i>This statement is incorrect and misleading, there are no passing bays on this stretch of the old road between the main A39 and the New Stowey Farm, the only gateway is the main entrance to the Nether Stowey Recreation Ground. The proposal may reduce the agricultural traffic but the building of five dwelling will potentially significantly increase the vehicular traffic along this road which is not a high priority maintained road. The road accesses the main A39 at one of the fastest stretches and is a recognised accident black spot. When the recreation ground is in use several times a week this road is busy with traffic and parked vehicles.</i></p>
<p>b) Noise impacts of the development</p> <p>The site would not be adversely impacted upon by any other development that creates noise. The change of use to a dwelling would not create an unacceptable level of noise on the surrounding agricultural land or neighbours.</p>	<p><i>The north side of the buildings is approximately 7.5 metres away from the Nether Stowey Recreation Ground an area very well used for football, and general village exercise and events, approximately 12 metres away from 22.5m high lattice mast telecommunications mast and approximately 16 metres away from a multiuse all-weather sports facility and tennis courts with flood lighting</i></p>
<p>(e) para 3</p> <p>As additional guidance reinforces (see below), the Statutory Instrument was introduced to allow conversion of agricultural buildings, which by their very nature are usually in the countryside and are therefore unlikely to be immediately adjoining a significant range of services. Part of their "desirability" as residential dwellings is that they offer a degree of privacy that cannot often be gained from living within an established settlement.</p> <p>It is practical and convenient distance from the town of Bridgwater approximately 7.8 miles away (15 minutes' drive) and the town of Williton approximately 9.8 miles away (17 minutes' drive). There are a number of bus stops with Nether Stowey within walking distance of the site.</p> <p>There are no surrounding physical factors that would make the conversion impractical or undesirable and as such we consider the</p>	<p><i>The north side of the buildings is approximately 7.5 metres away from the Nether Stowey Recreation Ground an area very well used for football, and general village exercise and events, approximately 12 metres away from a 22.5m high lattice mast telecommunications mast and approximately 16 metres away from a multiuse all-weather sports facility and tennis courts with flood lighting.</i></p> <p><i>Again this statement is misleading as whilst there are three bus stops there is no public bus service.</i></p> <p><i>The Parish Council disagrees with this assertion.</i></p>

Planning Statement	NSPC Comments
<p>proposal accords with the requirements of Q2(1)e).</p>	<p><i>The north side of the buildings is approximately 7.5 metres away from the Nether Stowey Recreation Ground an area very well used for football, and general village exercise and events, approximately 12 metres away from 22.5m high lattice mast telecommunications mast and approximately 16 metres away from a multiuse all-weather sports facility and tennis courts with flood lighting.</i></p> <p><i>Although possibly not a planning consideration these building will directly overlook a well-used toddlers' play area.</i></p> <p><i>The Footpath mentioned exists but is not in any way practical in terms of day-to-day use.</i></p>

Further consideration we would refer to Sedgemoor Local Plan, Policy T2a

- *The site has not been identified in Sedgemoor District Councils Strategic Housing Land Availability Assessment*
- *The site does not provide for opportunities for walking and cycling to local services and facilities as access to the village is either a) via a narrow Public Footpath (BW22/4) which is prohibited to and not suitable for cycles and which becomes muddy and almost impassable during winter, b) across the playing fields which is not easy in wet weather nor when football and other sports are being undertaken or c) partly by walking along the A39.*
- *The site does not contribute to local infrastructure as it does not provide for any additional jobs, places of employment nor contribute leisure or other facilities to the village.*
- *The proposal does not provide affordable housing in accordance with the Council's requirements and as the need identified in the Housing Needs assessment.*

We would also refer to the Nether Stowey Neighbourhood Plan (now effectively adopted), specifically Policy H1 which states that "The building is capable of conversion, rather than complete or substantial rebuild" which seeks to ensure the existing buildings are converted rather than demolished and that the development remains in keeping with the village character.