

**MINUTES OF PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 24 MAY 2021 AT 7.40pm**  
**AT THE VILLAGE HALL**

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

In Attendance: Caro Slaymaker (Parish Clerk)  
   1 member of the public

**P-0176 Public Session**

No issues were raised.

**P-0177 Apologies**

Cllr Falla had sent apologies as he was unwell. His absence was approved.

**P-0178 Declarations of Interest**

There were no declarations.

**P-0179 Minutes of Previous Meeting**

The Minutes of the Parish Council meeting held on 29 June 2020 were **approved** as a true record to be signed by the Chairman.

**P-0180 Planning Ref: 36/21/00008 – New Stowey Farm, Nether Stowey**

Proposal: Application to determine if prior approval is required for the proposed change of use of agricultural building to 5no. dwellings with associated works..

It was **agreed** to send comments relating to Section 5.0 Class Q(a) Considerations as laid out in the Planning Statement for this application, a copy of which is appended to these minutes.

**P-0181 Planning Ref: 36/21/00010 – Works to Trees at Public Toilets**

Proposal: Remove dead Willow and Hornbeam, remove declining Hornbeam, remove fallen tree.

Application made by the Parish Council who support it.

**P-0182 Next Planning 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, <b>there are no passing bays</b> 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>

<b>Planning Statement</b>	<b>NSPC Comments</b>
<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.*