

**AXBRIDGE TOWN COUNCIL**  
**Draft Minutes of the Planning and Licences Committee held on**  
**Monday 30<sup>th</sup> October 2017 at the Town Hall, Axbridge**

**Meeting Commenced:** 6.45pm

**Meeting Concluded:** 7.45pm

**Present:** Councillor Taylor (Vice-Chairman), Bridgeman, Gould, Ham, Kendall, Myerson, Page and Wells together with Mrs Brice, Town Clerk.

**P70/17 Election of Chairman**

Following the resignation of Councillor Laken, members needed to elect a Chairman of the Committee. Councillor Taylor, Vice-Chairman, was proposed, but did not wish to take up this position given other committees and interests. Councillor Wells was proposed and seconded. She would be willing to undertake this role until May 2018.

**RESOLVED:** that Councillor Wells be elected as Chairman of the Committee.

**P71/17 Election of Vice-Chairman**

Councillor Taylor would remain as Vice-Chairman.

**P72/17 Apologies for absence** – none.

**P73/17 Declarations of Interest**

Councillor Myerson – declared a Disclosable Pecuniary Interest in relation to planning application 02/16/00030 (relating to the erection of up to 80 dwellings on land to the South of Houlgate Way) (minute P78/17 refers), living close to the site, and would leave the meeting should the application be considered.

Councillor Taylor – declared a Disclosable Pecuniary Interest in relation to planning application 02/16/00030 (relating to the erection of up to 80 dwellings on land to the South of Houlgate Way) (minute P78/17 refers), living adjacent to the site, and would leave the meeting should the application be considered.

**P74/17 Minutes of the meeting held on 2<sup>nd</sup> October 2017**

**RESOLVED:** that the minutes of the meeting held on 2<sup>nd</sup> October 2017 be approved as a correct record and be signed by the Chairman.

**P75/17 Public Participation** – no members of the public were present.

**P76/17 Planning Application**

Members considered the following application:

Application No. 02/17/00029/CW

Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended)

Applicant: Mr P Hughes

Proposal: Replacement of 2no. roof lights on South elevation with 2 no. dormer windows

Location: 45 West Street, Axbridge, BS262AA

**RESOLVED:** that Sedgemoor District Council be advised that Axbridge Town Council has no observations to make on the above-mentioned application.

**P77/17 Bristol Water Southern Resilience Scheme**

Bristol Water would be returning to expose the new pipe at the roundabout location as it is the location of a testing point. Members noted the current works at the junction of A371 with Cheddar Road, with two way lights. These should be removed within the next week.

**P78/17 Outline Planning Application 02/16/00030 - Land to the South of Houlgate Way, Axbridge** – this application was still under consideration.

**P79/17 Outline Planning Application 02/17/00022 – Mendip View, Cheddar Road, Axbridge** – this application was under consideration.

#### **P80/17 Planning Application 02/17/00028 South Holt, Cheddar Road**

There had been some confusion as to whether this application, which had recently been approved, had needed planning permission and whether the notice had been displayed. Members would be mindful of the procedures followed by Sedgemoor District Council when receiving future applications.

#### **P81/17 Sedgemoor Local Plan**

Members noted the information received from the Programme Officer regarding the hearings for the local plan, and, in particular that written representations already made are accorded equal weight to those made orally during the hearing and that there is no need to repeat those points. The Town Council had made detailed representations at the time and, after considering whether to make any further comments particularly in terms of the housing need equation, did not wish to add anything further. The Clerk would establish whether the hearings were open to members of the public to observe.

**RESOLVED:** that the Clerk respond to thank the Programme Officer for the information and to advise that, given the above and the detailed responses already submitted, the Town Council did not feel it necessary to register to speak at the hearings.

#### **P82/17 Housing Stock Policy – on-going**

#### **P83/17 Neighbourhood Plan**

An Neighbourhood Plan event would be held at the Farmers Market in March 2018.

#### **P84/17 Enforcement**

New build under construction, Redstacks, A371, Axbridge – The planning assessment has been completed.

#### **P85/17 Planning for the Right Homes in the Right Places consultation**

Members noted this consultation and that the Society of Local Council Clerks would be making a response. Members did not wish to respond on this occasion. The forthcoming Social Housing Green Paper was noted.

#### **P86/17 Planning Correspondence**

Members noted the following correspondence:

Planning Training – the presentations were available. Sedgemoor District Council would, from January 2018, no longer forward a hard copy of planning applications to local councils, which would only be available on line. Consideration would need to be given to how best to make the plans available both to the public and at planning meetings. The provision of a fixed projector in the town hall would be useful and a proposal would be made to the Town Trust. The Clerk would then need to download planning documents for reference at the meeting. A trial would be held with a projector – to be arranged with the Mayor and Councillor Page.

Neighbourhood Plan group- project plan, meeting details and minutes.

Virtual names – the renewal of the domain name was in hand.

SDC - Public Consultation - Submission of Burnham and Highbridge Area Neighbourhood Plan

EDF Energy: New scheme to link young people to dream jobs at Hinkley Point C

North Somerset Council – Sites Allocation Plan (end 30<sup>th</sup> Oct); Draft Local Planning Application Requirements – Part 1 document and North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance: Draft Supplementary Planning Document

#### **P87/17 Planning Decisions**

02/17/00024 – Outline Planning Permission, with some matters reserved for the erection of a dwelling with garage, on site of existing agricultural building (to be demolished) and repositioning of access on Land to the West of Barn Lea, Cheddar Road, Axbridge – Permission granted.

02/17/00025 – Erection of a first floor extension to North elevation at Glenmoor, Cheddar Road– permission granted.

02/17/00027 – Demolition of existing stone wall and construction of double garage at 45 West Street – permission granted.

02/17/00028 – Erection of a single storey extension to SW elevation at South Holt, Cheddar Road – permission granted.

21/01/00008 – Erection of an agricultural building and construction of associated yard and access track at Land at Yeo Bridge Farm, Turnpike Road, Lower Weare, Axbridge – permission granted

17/15/00096 Outline Planning Permission relating to the erection of up to 67 dwellings and associated infrastructure at Land to the North of Helliars Lane, Cheddar – permission granted.

**P88/17 Date of Next Meeting**

**RESOLVED:** that the next meeting be held, if needed, prior to Council on 20<sup>th</sup> November 2017.

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Chairman

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Date