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5 June 2024

A MEETING OF THE PLANNING AND LICENCES COMMITTEE WILL BE HELD ON MONDAY 10 JUNE 2024 AT 6.45PM IN AXBRIDGE TOWN HALL.

MEMBERS OF THE COMMITTEE ARE HEREBY SUMMONED TO ATTEND.

Members of the public are welcome to attend. Please note should you wish to comment on a planning application please do so directly to Somerset Council as the planning authority, with a copy to the Town Council for information.

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Mrs V L Brice
TOWN CLERK

AGENDA

1. APOLOGIES FOR ABSENCE
2. ELECTION OF CHAIRMAN FOR 2024-25
3. ELECTION OF VICE-CHAIRMAN FOR 2024-25
4. DRAFT MINUTES OF THE PLANNING AND LICENCES COMMITTEE MEETING HELD ON 22 APRIL 2024 (attached)
5. DECLARATION OF INTEREST AND TO CONSIDER APPLICATION(S) FOR DISPENSATION
6. PUBLIC PARTICIPATION
7. REMIT – to review (attached)
8. POLICIES – to review the following policies – Affordable Housing; Planning Enforcement; Process of publicising and considering very large applications (attached)
9. PLANNING APPLICATIONS

TO CONSIDER AND MAKE A RECOMMENDATION TO COUNCIL AND/OR RESPOND TO SOMERSET COUNCIL ON THE FOLLOWING APPLICATION:

Planning application number: 02/24/00008/AGE

Proposal: Change of use of buildings to a dwelling.

Location: Land to West of St Michaels, & to the North of A371, Cheddar Road, Axbridge, Somerset, BS26

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)

TO CONSIDER AND RESPOND TO SOMERSET COUNCIL ON THE FOLLOWING APPLICATION:

Planning application number: 02/24/00010/JMS

Proposal: Installation of a free-standing barrel sauna.

Location: 7 Hillside, Axbridge, Somerset, BS26 2AN

[Please click here to view this planning application on Somerset Planning North: Planning Online website](#)

APPLICATION DOCUMENTS ARE AVAILABLE FOR INSPECTION ONLINE at https://sdc.somerset.gov.uk/planning_online. CONTACT THE TOWN CLERK FOR ASSISTANCE IN ACCESSING THE PLANS.

10. HOULGATE WAY DEVELOPMENT (02/22/00021) – update
11. PLANNING APPLICATIONS DELEGATED TO THE CLERK OR NOTIFIED BY THE PLANNING AUTHORITY
12. RECENT AND CURRENT PLANNING APPLICATIONS (list attached)
13. ENFORCEMENT MATTERS
14. LICENSING MATTERS to include Axbridge Court Nursing Home and Former St Michaels Cheshire Homes – any update
15. CORRESPONDENCE RECEIVED
 - Society of Local Council Clerks – Planning summit
 - CPRE – various updates
 - Plan-It Somerset – Planning Policy news including Call for sites launched for nature-based solutions to unlock development
 - North Somerset Local Plan 2039 Pre-submission Plan - Consultation Statement
16. DATE OF NEXT MEETING

Councillors: Page (Mayor), Ham (Deputy Mayor), Jenkins, Jordan, Mitton and Taylor



Axbridge Town Council
Draft Minutes of the Planning and Licences Committee held on
Monday 22 April 2024 in Axbridge Town Hall

Meeting commenced: 7.15m

Meeting concluded: 7.49pm

Present: Councillor Jenkins (Chair), Taylor (Vice-Chair), Ham, Jordan, Mitton and Page

Also in attendance: Mrs Brice (Town Clerk)

122.22 PL Apologies for Absence - none

123.22 PL Draft Minutes of the Planning and Licences Committee Meeting held on 12 February 2024.

RESOLVED: that the minutes of the meeting held on 12 February 2024 be approved and signed by the Chair.

124.22 PL Declaration of Interest and Dispensations

Interests:

Councillor Mitton – declared a Disclosable Pecuniary Interest in relation to the reserved matters planning application 02/22/00021 for up to 53 dwellings on land to the south of Houlgate Way - living adjacent to the site (minute 119/23 PL refers) (see below for dispensation).

Councillor Taylor – declared a Disclosable Pecuniary Interest in relation to the reserved matters planning application 02/22/00021 for up to 53 dwellings on land to the south of Houlgate Way - living close to the site (minute 119/23 PL refers) (see below for dispensation).

Dispensations:

Councillor Mitton had a dispensation to speak and vote on applications relating to this site (02/22/00021 for up to 53 dwellings on land to the south of Houlgate Way) and indicated she wished to use this dispensation at this meeting (minute 119/23 PL refers)

Councillor Taylor had a dispensation to speak and vote on applications relating to this site (02/22/00021 for up to 53 dwellings on land to the south of Houlgate Way) and indicated he wished to use this dispensation at this meeting (minute 119/23 PL refers)

125.22 PL Public Participation - no members of the public were in attendance.

126.22 PL Planning Applications

Planning application number: 02/24/00005/AGE

Proposal: Approval of reserved matters for the details of appearance, landscaping, layout and scale, for (02/23/00006) Erection of 1no. self-build dwelling.

Location: Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL

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

Planning application number: 02/24/00007/SKN

Proposal: Conversion of single storey outbuilding to 1no. dwelling.

Location: Moorland Farm, Portmeade Drove, Axbridge, Somerset, BS26 2BA

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

127.22 PL Houlgate Way Development

The Clerk gave an update on this matter. The street lighting had been installed so it was hoped that the 20mph sign would be reinstated shortly. Members noted that application 02/23/00024 looked to amend the affordable housing tenure mix so that they would all be shared ownership – the Council had not been consulted on this application. The Clerk updated on the diversion of the 126 bus and efforts to ensure residents were aware of the alternative route. A resident had also raised concern regarding damage to her property following an increase in traffic using High Street/West Street. She had also raised this with Somerset Council.

128.22 PL Planning Applications delegated to the Clerk or Notified by the Planning Authority

The Clerk had forwarded planning application 02/24/00009 relating to tree works at Park House, St Mary's Street. The Clerk intended to respond with "no observation", under delegated powers – members had no objection to this.

129.22 PL Recent and Current Planning Applications

Members had received the list detailing recent applications and planning decisions at the last meeting. A resident had enquired about the status of the planning application 02/23/00028 – Land to the West of Axbridge Moor Drove – which remained "under consideration". It was thought that there may be a backlog in dealing with planning matters.

130.22 PL Enforcement Matters

The Clerk still needed to contact the Conservation Officer to enquire whether the painting of 16 High Street in black paint is considered to be acceptable.

131.22 PL Licensing Matters

Axbridge Court Nursing Home – The Environmental Health officer had provided an update on this matter and had enquired whether any further complaints had been received. The Clerk would reply to say that there had been no further reports and would ask to be kept informed.

St Michaels Cheshire Home – Somerset Council was in contact with the owners.

The Oakhouse – it was understood that the licence has been updated. Somerset Councillor Ham ask why the Town Council wasn't consulted on the licensing application.

132.22 PL Planning Decisions and Correspondence Received

Members received/noted the following correspondence:

- An accelerated planning system consultation
- Permitted Development Rights – consultation update

- Somerset Council - Somerset's Local Nature Recovery Strategy : Consultation launch : March 24
- Plan-It Somerset – Planning Policy News
- Society of Local Council Clerks – Various planning updates:- Proposed changes to national planning rules for brownfield sites; Biodiversity Net Gain requirements; £3 billion affordable housing boost to deliver 20,000 new homes; Government announces new measure to address short-term lets of homes
- Somerset Council - Mendip Local Plan Part II.
- Wraxall and Failand Neighbourhood Plan - Examiners Report
- CPRE – campaigns

133.22 PL Date of Next Meeting

RESOLVED: that the next meeting be held, if needed, on 20 May 2024 (either before Council or with planning items included on the Council agenda). The Clerk would seek an extension on any applications received with an earlier consultation response date.

Chairman

Date

Axbridge Town Council

REMIT 2

Planning and Licences Committee (A standing committee of the council)

Chair and Committee membership

Chair: to be elected by the committee at the first meeting each year.

Vice-Chair: to be elected by the committee at the first meeting each year.

Mayor (ex officio)

Deputy Mayor (ex officio)

5 other councillors

Remit

Duties:

To meet as required (usually once or twice a month) to consider and give opinions on current planning applications, temporary road closure applications and licence applications.

To receive all planning and housing related correspondence.

To produce minutes of the Committee meetings to inform Council of recommendations and decisions made.

To review all planning and housing policies of the council annually.

Powers:

To make observations, recommend approval or raise objections on behalf of the Council with relevant authorities on small applications, i.e. those which relate to no more than one property. (An application which relates to more than one property should be determined by full council, unless the Council delegates the specific application to the planning committee for determination.)

To liaise with local authorities, service providers, other organisations and members of the public about small applications.

The committee will examine all large applications on behalf of the council and make recommendations to council on these. Very large applications will be dealt with directly by Council in accordance with the policy on the process of publicising and considering very large planning applications

The committee will consider all documentation, correspondence and financial matters relating to Neighbourhood Planning on behalf of the Council. It will make recommendations to and regularly inform the Council on these matters.

The committee will deal with all correspondence relating to small planning applications and advise on all other planning related correspondence including strategic planning, the local development framework, minerals planning and affordable housing.

The Committee will deal with items relating to specific planning applications as delegated by Council

The committee will consider all other planning related matters raised by councilors and advise council accordingly.

The Committee will deal with all enforcement issues brought to the attention of the Council in accordance with agreed procedure and policy (Council: 15th April 2013 minute 216/12(c) refers)

The committee will deal with all questionnaires and surveys related to planning and development on behalf of the council.

The committee will respond to any Licence Applications relating to the sale of alcohol, entertainment and gaming.

The committee will respond to any Temporary Road Closure applications on behalf of the Council.

The committee will consider all housing issues on behalf of the council.

Any of the above matters considered to be particularly contentious by the Mayor, Chairman of the Planning Committee or Clerk should be referred to full Council for a decision.

If a properly called meeting of the committee is found to be inquorate at the start or becomes inquorate during the meeting the clerk has delegated powers, as defined in standing orders, which may be used.

Adopted by Council: 12 June 2023 (minute 30/23(b) refers)

Reviewed by Planning and Licences Committee : 22 May 2023 (minute 7.23PL refers)

Policy 3 Axbridge Town Council

Axbridge Town Council Affordable Housing Policy

Axbridge Town Council accepts that, as a Tier 2 community within the Sedgemoor Local Plan, it has a duty to meet assessed affordable housing need by 2032.

Current Policy

1. Any housing should have regard to the Axbridge Neighbourhood Plan.
2. Tier 2 settlements (along with higher tier settlements) are expected to accommodate the majority of the District's identified strategic housing growth requirements. Qualifying sites will be expected to provide affordable homes and allocated in accordance with the homefindersomerset housing system (or any subsequent replacement).

Qualifying sites within the settlement boundary, including the site typography and the percentage of new units to be affordable are detailed in the Sedgemoor Local Plan.

3. Underpinning the Axbridge Affordable Housing policy is the justification that affordable housing is needed in Axbridge and that this should be available in the first instance to residents and people with a strong connection with the Axbridge area and are in housing need.
4. A household is considered to be in housing need if they are assessed as being an emergency, gold or silver band household in accordance with Homefindersomerset housing policy and rules (or any subsequent replacement), plus applicants with no dependent children and are lodging with friends or family or living in accommodation with shared living facilities.
5. Properties built as affordable should remain affordable whatever tenure (where legally possible).
6. Affordable properties should not only be affordable to rent, including affordable homeownership housing (such as part-own or buy), but affordable to run. Homes should be built to the highest possible energy efficient standards. Examples of Energy saving measures such as solar panels, ground source heat pumps and adequate insulation should be installed.
7. Any development must take into account the infrastructure necessary to support both the buildings themselves and their residents. The impact of new developments stretches beyond Axbridge as they include schools, doctors' surgeries, parking, travel, sewerage and drainage systems.
8. As a Tier 2 community under the Sedgemoor Local Plan, Axbridge Town Council accepts the delivery of the minimum housing requirement. Once the minimum

requirement (currently 70 homes) has been met any further housing should be sited on brownfield/ infill sites in the first instance and only outside the settlement boundary (see definition below) in exceptional circumstances.

If building outside the settlement boundary the Council would expect the requisite number of affordable rented properties to be included in the scheme.

9. Axbridge Town Council should be appraised of any outline negotiations or discussions between landowners/developers and Somerset Council whenever possible.
10. The Council will seek to be consulted on who will be allocated affordable housing in Axbridge. (It should be noted that in all Affordable Housing Assessments carried out to date, the vast majority needed were smaller rented properties.)
11. Any new affordable housing units provided in Axbridge should be allocated to eligible households in accordance with the priorities given in paragraph 12, having regard to the Homefindersomerset housing policy and rules (or any subsequent replacement) and the Axbridge Neighbourhood Plan.
12. For any new affordable housing unit in Axbridge, initial priority (and subsequent future allocation of the affordable home) will be given to eligible households who are in housing need (as defined above) and who have the following local connection with the Axbridge Neighbourhood Plan area:
 - Currently live in (and have done so for 5 years or more) the Axbridge Neighbourhood Plan area.
 - Previously lived for 5 years or more (within the previous 10 years) in the Axbridge Neighbourhood Plan area.
 - Work 16 hours or more a week in the Axbridge Neighbourhood Plan area.
 - Have immediate family (who currently live in, and have done so for 5 years or more) the Axbridge Neighbourhood Plan area - means grandparent(s), parent(s), child(ren) or sibling(s)
 - Provides or received care for immediate family in the parish (immediate family as defined above)

Should any affordable homes be left unallocated after exhausting the above list, the unallocated affordable homes will be allocated in accordance with the Homefindersomerset housing policy and rules (or any subsequent replacement).

Aspiration

The Town Council would look to enable the formation of Axbridge Community Land Trust to retain affordable housing for young people, young families and older people, providing a variety of types and tenures.

Definition

Settlement Boundary is defined in the Sedgemoor Local Plan as “the existing built up area of the settlements identified in the settlement hierarchy. For the avoidance of doubt new allocations for development identified in this plan which have been subsequently built out should be judged to fall within the settlement boundary until such time as the boundaries are extended through the next Local Plan review.”

Adopted by Council: 3rd August 2020 (minute 106/20(b) refers)

Reviewed by the Planning and Licences Committee: 22 May 2023 (minute 8.23PL refers)

**Policy 20 Axbridge Town Council
Planning and Licences Committee
Town Council policy on Planning Enforcement matters**

Case 1.

**Planning permission has been given by Somerset Council.
Possible non-compliance with submitted plans and/or planning conditions.**

Items will be considered by the committee if

- a) a member of public reports an issue to the clerk or to a councillor verbally or in writing and agrees to the issue being raised at the planning meeting and that it may be reported to SDC on their behalf, or,
- b) a councillor reports the issue

The clerk or a councillor will need to check that plans and planning conditions in question appear to be correct and valid. If so, the matter must be put on the agenda of the Town Council committee meeting.

The committee should refer all issues to SDC unless the members feel that there has not been a reasonable time for the developer to comply with the plans/conditions or wishes to give the developer the opportunity to respond with relevant facts.

Any item not referred to SDC must be considered again at the next committee meeting or a reason for no referral should be given to the complainant.

The name of the complainant will not be forwarded to SDC.

Generally, the accuracy of any report of non-compliance will not be investigated by the Town Council.

The progress of all referrals to SDC of non-compliance will be monitored and reported to committee.

Case 2.

Development has apparently commenced or taken place without the required planning permission.

Items will be considered if

- a) a member of public reports an issue to the clerk or to a councillor verbally or in writing and agrees to the issue being raised at the planning meeting and that it may be reported to SDC on their behalf, or,
- b) a councillor reports the issue

All matters will be referred to the clerk in the first instance. The clerk will check whether or not there appears to be a planning application for the development and if not whether the type of development requires planning approval. If it is certain that planning permission exists or is not required then this will be reported back to the complainant without consideration by the committee.

If there is doubt that the necessary permissions have been acquired for the development in question the item must be placed on the agenda for committee members to consider.

All reports will be referred to SDC unless the committee agrees to defer the decision to refer to SDC to the next meeting to give the opportunity to consider the item further.

The name of the person raising the issue will not be forwarded to SDC.

The progress of enforcement will be monitored and reported to the committee.

Adopted by Council: 15th April 2013 (minute 216 (c) refers)

Reviewed by Planning and Licences Committee: 22 May 2023 (minute 8.23PL refers)

Policy 22 Axbridge Town Council

Planning and Licences Committee

Policy on the process of publicising and considering very large planning applications.

Background.

Generally small applications are considered and decided by the Committee without reference to Council. Large applications are considered by the committee and recommendations passed to Council for a decision. This policy relates to very large applications where the Council would want to gauge public opinion before making a response to the planning authority.

The policy is required because the three weeks response period that will be available after receipt of a very large application may not be long enough to decide on and set up public consultation processes and organise council meetings. The following process is agreed in readiness.

Definitions.

Small application. Relating to one dwelling and/or its curtilage
or one Small business premises.
or trees and TPOs

Large application Relating to more than one dwelling
or a significant alteration to a business use or business property

Very large application Plans for mixed or extensive developments, particularly those on
which the Council would wish to consult the general public.

Process.

1. The clerk in consultation with the Mayor and the Chairman of the Planning and Licences Committee will decide that an application is “very large”.
2. For a “very large” planning application a public meeting from say 6.30pm to 8.00pm followed by a Council meeting at say 8.15pm will be arranged. (The application would not be considered by the Planning and Licences Committee.)
3. The only business at the Council meeting should be to make a decision on the planning application presented at the prior public meeting.
4. At the public meeting, the planning application would be presented and explained and interested parties would be invited, including the developer, and the public would be given an opportunity to express their views.
5. The fact that public meeting would be the main opportunity for the public to give their opinion to the Town Council should be publicised.
6. Councillors would be expected to attend the public meeting and to be familiar with the application before the Council meeting.
7. There would be no opportunity for public participation at the Council meeting that follows the public meeting.
8. Oyez would be used, if possible, to inform residents of the application and this procedure.
9. Written comments from residents should be encouraged and accepted prior to the public meeting.

Adopted by Council: 18th July 2016 (minute 48/16(b) refers)

Reviewed by Planning and Licences Committee: 22 May 2023 (minute 8.23PL refers)

Agenda Item 12 Planning Application List

Axbridge (Outstanding/ or waiting to be built) Ref Number	Type	Development	Where	Who	Stage/ Decision	Date Decided by SDC
02/16/00030/JE (22/09/2016) Outline	O/L	Up to 53 dwellings and access	Houlgate Way	Hannick Homes	ATC: object SDC: Approved subject to s106 agreement etc Agreed by SDC, awaiting final approval by CC. Target date End June 2021 -decision notice issued 11 Jan – Section106 agreement and plans on website SEE RESERVED APP 02/22/00021	Application approved 4/1/2022

Axbridge Applications – Ref No.	Type	Development	Where	Who	Stage/Decision	Date Decided by SDC
02/21/00023 (22/07/2021)	RM	Approval of reserved matters re dwelling	Sunny Mead Cheddar Road	Mr & Mrs Parsons	ATC – no comments SDC – granted	28/04/2022
02/21/00028/DT 18/08/2021	F	Demolition of commercial building & erection of 2 dwellings	Land adjoining Bailiffs Wall	Mr Barnett	ATC – no specific planning comments but drew attention to a number of points. Amended application considered on 21/11/22 (for one dwelling) – still strong concerns. SDC - granted	08/12/2022
02/21/00032/DT	F	Erection of Dwelling	North of Portmeade Drove	Mr and Mrs Odey & Chard	ATC – no observations SDC – granted	16/11/2021
02/22/00007 (10/5/2022)	F	Erection of outbuilding (retro)	24 High St	Ms Beale	ATC – object SDC – application withdrawn	12/6/2022
02/22/00011 (1/07/2022)	O	2 Dwellings	Kattegat, Cheddar Road	John Thompson Architects	ATC – no observations SDC – refused	30/11/2022

02/22/00021	RM	Approval of reserved matters, for appearance, landscaping, layout and scale for the erection of 53no. dwellings (30% affordable housing).	Land to the South of Houlgate Way	Bellway Homes (SW) Ltd	ATC – objected SDC – Granted Permission	30/03/23
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2023

02/23/00004 02/03/2023	○	Outline planning permission with some matters reserved, for the erection of 2no. self-build dwellings (revised scheme).	Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL	J Thompson & T Hogg	ATC – No comment except it is in line with neighbourhood plan. SDC – Refuse planning permission Appeal submitted (ATC had the same comment as above) Somerset Council have approved Appeal and Planning has been granted. See website.	25/01/24
02/23/00006 21/02/2023	○	Outline planning permission with some matters reserved, for the erection of 1no. self-build dwelling	Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL	Tony Hogg Design Ltd	ATC – No comment except it is in line with neighbourhood plan. SDC- Refuse planning permission Appeal Submitted (ATC amended comment to support) Somerset Council have approved Appeal and Planning has been granted. See website.	25/01/24
02/23/00011 28/03/23	F	Erection of a two-storey house with garage and associated works to landscaping	Land To the West Of, Axbridge Moor Drove, Axbridge, Somerset, BS26 2BA	Orme Ltd	ATC- Object Somerset Council – Refused Planning Permission	17/04/23 18/05/23

02/23/00020 29/06/2023	CoL for Existing Use	Certificate of lawfulness for the existing use of land and property as residential.	Deliverance, Axbridge Moor Drove, Axbridge, Somerset, BS26	Mr Croker	ATC – Do Not Support Somerset Council – Refused Planning Permission	08/09/23
02/23/00027	Cert. of Lawfulness for Existing Use	Certificate of Lawfulness for the existing agricultural buildings A & B, hard standing and concrete slab.	Land to West of St Michaels, & to the North of A371, Cheddar Road, Axbridge, Somerset, BS26	Mrs S Faulkner	ATC – no comment Somerset Council granted permission	01/12/23
02/23/00028	F	Erection of a two-storey dwelling with garage and associated works.	Land To The West Of, Axbridge Moor Drove, Axbridge, Somerset, BS26 2BA	Mr & Mrs Chard	ATC – Objects to the application	
2024						
02/24/00001 02/02/24	F	Alterations to the detached garage and re-tarmacing of driveway	47 West Street, Axbridge, Somerset, BS26 2AA	Mr S Chadwick	ATC – Planning meeting 12/02/24 No observations Somerset Council granted permission	30/04/24
02/24/00002 02/02/24	Listed Building Consent - alterations	Alterations to the detached garage and re-tarmacking of driveway	47 West Street, Axbridge, Somerset, BS26 2AA	Mr S Chadwick	ATC – Planning 12/02/24 No observations Somerset Council granted permission	30/04/24

02/24/00003 16/01/24	T	Works to Trees in Conservation Area Fell 1No. Eucalyptus (T1).	Georges Cottage St. Marys Street Axbridge BS262BN	Mrs M Crawford	ATC- notified only Somerset Council granted permission	04/03/24
02/24/00004 02/02/24	F	Erection of an infill extension to the front South elevation between the existing garage and dwelling.	Round Hay Cottage, Cheddar Road, Axbridge, Somerset, BS26 2DL	Mr & Mrs Simpson	ATC – Planning meeting 12/02/24 No Observations. Somerset Council granted permission	04/03/24
02/24/00005 05/04/24	Reserved matters	Approval of reserved matters for the details of appearance, landscaping, layout and scale, for (02/24/00006) Erection of 1no. self-build dwelling.	Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL	Mr T Hogg & Mr J Thompson	ATC Planning meeting 22/04/24 - No observations	
02/24/00006 08/04/202	Application for non material changes	Application for Non-Material Amendment to Planning Permission 02/22/00021 (Approval of reserved matters, for appearance, landscaping, layout and scale for the erection of 53no. dwellings (30% affordable housing)	Land to the South of Houlgate Way, Axbridge	Bellway Homes		

		to allow for changes to the affordable housing tenure mix from social rent and intermediate to an intermediate tenure solely.				
02/24/00007 15/04/2024	F	Conversion of single storey outbuilding to 1 no. dwelling	Moorland Farm, Portmeade Drove, BS26 2BA	PRS and EB Scott	ATC Planning meeting 22/04/24 - No observations Withdrawn (after registration) 20/05/2024	
02/24/0008	F	Change of use of buildings to a dwelling	Land to West of St Michaels, & to the North of A371, Cheddar Road, Axbridge, Somerset, BS26	Ms S Faulkner	ATC to be discussed at Planning meeting 10/06/24	
02/24/00009 18/04/2024	T	Works to Trees in Conservation Area Reduce crown of 1No. Tulip (T1) to approx previous pruning points	Park House, St Marys Street, Axbridge, BS26 2BN	Mr R Peters	ATC – No observations Somerset Council – Granted Permission	20/05/2024
02/24/00010 22/05/2024	F	Installation of a free-standing barrel sauna.	7 Hillside, Axbridge, Somerset, BS26 2AN	Miss D Bonner	ATC to be discussed at Planning meeting 10/06/2024	

Axbridge Appeals Ref No.	Type	Development	Where	Who	Stage/Decision	Date Decided By SDC
Compton Bishop Applications Ref No.	Type	Development	Where	Who	Stage/ Decision	Date Decided by SDC
21/23/00017 07/09/2023	F	Variations of conditions 2, 4 and 6 of Planning Permission 21/20/00003 (Development of a gas-powered energy generation facility and associated infrastructure for a temporary period of 25 years.) to amend soft and hard landscaping.	Land To The South West Of, Townsend Farm, Prowses Lane, Townsend, Axbridge, Somerset, BS26	Biogas Technology Ltd	ATC- no observations	
Cheddar Applications Ref No.	Type	Development	Where	Who	Stage/ Decision	Date Decided By SDC
17/18/00053	O/L	Outline application for up to 115 new dwellings	Land to West of, Lower New Road, Cheddar	Gladman Developments	Application is still under consideration as at 7/05/2020 Amended application considered by ATC on 15 March 2021 – objections stand SDC – refused	11/05/2022

17/18/00073 (20/08/2018)	O/L	Outline application for the demolition of existing buildings and erection of a mixed-use scheme.	Land to the North of, Axbridge Road, Cheddar, Somerset, BS27	Yeo Valley	ATC object SDC – Committee approved 10/11/2020 subject to amendments, conditions and section 106 (no formal decision notice yet) County Solicitor yet to be appointed. First draft 18 th March 2021. Awaiting instructions Outline application with some matters reserved for the demolition of existing buildings and erection of a mixed-use scheme comprising up to 100 residential units (Class C3), up to 60 bedspaces care/retirement facility (Class C2), up to 12 bedspaces extra care facility (Class C2), up to 250 sqm nursery use (Class E (f)), up to 750 sqm business use (Class E (g)), and up to 5 live/work units (Class C3/E (g)), with ancillary works including landscaping, access, parking and circulation space.	Application Decided 31/05/23
17/20/00064 (15/10/2020)	O	19 dwellings	Land at Steart Bushes	Highbridge Construction	ATC – Objected – no affordable housing, no viability statement, more traffic and turning on a narrow road SDC - refused Appeal – going to written reps – Axbridge Town Council reiterated its objections. Hearing being held in November 2022 Appeal Allowed	09/12/2022
17/23/00100 11/01/2024	F	Erection of 28no. dwellings, highway access, landscaping and associated works.	Land To The North Of, Helliers Lane, Cheddar, Somerset, BS27	Coln Residential Ltd c/o Agent	ATC – to be considered at Planning on 12/02/24	

Cheddar Appeals		None				
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