



Clerk: Mrs V L Brice

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7 February 2024

Axbridge Town Council
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A MEETING OF THE PLANNING AND LICENCES COMMITTEE WILL BE HELD ON MONDAY 12 FEBRUARY 2023 AT 6.45PM IN AXBRIDGE TOWN HALL.

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. DRAFT MINUTES OF THE PLANNING AND LICENCES COMMITTEE MEETING HELD ON 11 DECEMBER 2023 (available)
3. DECLARATION OF INTEREST AND TO CONSIDER APPLICATION(S) FOR DISPENSATION
4. PUBLIC PARTICIPATION
5. PLANNING APPLICATIONS

TO CONSIDER AND RESPOND TO SOMERSET COUNCIL (or make a recommendation to Council if appropriate) ON THE FOLLOWING APPLICATIONS:

Planning application number: 02/24/00001/JMS (Full planning application)

Proposal: Alterations to the detached garage and re-tarmacing of driveway.

Location: 47 West Street, Axbridge, Somerset, BS26 2AA

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

Planning application number: 02/24/00002/JMS (Listed building)

Proposal: Alterations to the detached garage and re-tarmacking of driveway

Location: 47 West Street, Axbridge, Somerset, BS26 2AA

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

Planning application number: 02/24/00003/JMS

Proposal: Erection of an infill extension to the front South elevation between the existing garage and dwelling.

Location: Round Hay Cottage, Cheddar Road, Axbridge, Somerset, BS26 2DL

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

Planning application number: 17/23/00100

Proposal: Erection of 28 no. dwellings, highways access, landscaping and associated works

Location: Land to the North of Helliars Lane, Cheddar

[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.

6. HOULGATE WAY DEVELOPMENT (02/22/00021) – any update
7. PLANNING APPLICATIONS DELEGATED TO THE CLERK OR NOTIFIED BY THE PLANNING AUTHORITY
8. RECENT AND CURRENT PLANNING APPLICATIONS
9. ENFORCEMENT MATTERS – to include consideration of external paint colours on properties within the Conservation Area
10. LICENSING MATTER to include Axbridge Court Nursing Home and Former St Michaels Cheshire Homes – any update
11. CPRE (The Countryside Charity) – to consider renewal of membership
12. CORRESPONDENCE RECEIVED
 - Somerset Council - Plan-it Somerset: Issue 3 - December 2023
 - Wraxall and Failand Neighbourhood Plan Additional Regulation 16 Consultation
 - National Grid – '26 to Zero' event and Hinkley Connection Weekly newsletter
 - Environment Agency - Public consultations on changes to HPC's construction site permits
 - North Somerset Council local plan 2039 – Pre submission consultation
 - CPRE – various news and campaigns
13. DATE OF NEXT MEETING

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



**Axbridge Town Council
Draft Minutes of the Planning and Licences Committee held on
Monday 11 December 2023 in Axbridge Town Hall**

Meeting commenced: 7.00pm

Meeting concluded: 7.14pm

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

Also in attendance: Mrs Brice (Town Clerk)

122.22 PL Apologies for Absence – none given at the time of the meeting.

[Councillor Ham subsequently passed on her apologies]

123.22 PL Draft Minutes of the Planning and Licences Committee Meeting held on 27 November 2023.

RESOLVED: that the minutes of the meetings held on 27 November 2023 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 close to the site (minute 95/23 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 adjacent to the site (minute 95/23 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 95/23 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 95/23 PL refers)

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

126.22 PL Planning Applications

Planning application number: 02/23/00029/POA

Proposal: Certificate of Lawfulness for the proposed rear extension replacement structure.

Location: 14 Marron Close, Axbridge, Somerset, BS26 2PE

The Town Council had only been notified of this application. It had been included on the agenda but had since been granted permission by Somerset Council.

Planning application number: 02/23/00030/SR

Proposal: Crown lift 1No. Horse Chestnut (T1) (TPO Ref T13) to create a 6.5m clearance over highway.

Location: 4 Station Road, Axbridge, Somerset, BS26 2BP

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

Planning application number: 02/23/00031/DT

Proposal: Application to determine if prior approval is required for the removal of the existing 3no. antenna's, installation of 3 no. replacement antennas, 6 RRUs and ancillary development thereto.

Location: Mast At, Frys Hill, Frys Hill, Axbridge, Somerset

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 temporary traffic lights and road works by Starr's Close continued. The Clerk would seek confirmation as to when these roadworks were due to be completed. The street lighting had not yet been reinstalled.

128.22 PL Planning Applications delegated to the Clerk or Notified by the Planning Authority - none

129.22 PL Recent and Current Planning Applications

Members had received the list detailing recent applications and planning decisions at the last meeting. This was issued monthly with the agenda papers for the committee meeting held on the fourth Monday of the month.

130.22 PL Enforcement Matters – none

131.22 PL Licensing Matters

Axbridge Court Nursing Home – Following earlier concerns, the Council had previously been advised that the building was not occupied and that the advert had been removed. There was no further update.

132.22 PL Planning Decisions and Correspondence Received

Members received/noted the following correspondence:

- North Somerset Council local plan 2039 – Pre submission consultation
- Environment Agency - Public consultations on changes to HPC's construction site permits

133.22 PL Date of Next Meeting

RESOLVED: that the next meeting be held on 8 January 2024, prior to the Council meeting (if needed) or on 22 January 2024 (depending on planning applications received).

Chairman

Date