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14 August 2024

A MEETING OF THE PLANNING AND LICENCES COMMITTEE WILL BE HELD ON MONDAY 19 AUGUST 2024 AT 7.30PM 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.

V L Brice

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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 22 JULY 2024 (attached)
3. DECLARATION OF INTEREST AND TO CONSIDER APPLICATION(S) FOR DISPENSATION
4. PUBLIC PARTICIPATION
5. PLANNING APPLICATIONS

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

Planning application number: 02/24/00012/JMS

Proposal: Erection of first floor extension to South elevation.

Location: 22 Orchard Road, Axbridge, Somerset, BS26 2DB

[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 (list attached)
9. ENFORCEMENT MATTERS to include fields on the North side of A371
10. LICENSING MATTERS
11. BIODIVERSITY – Biodiversity Net Gain and duties to protect and enhance biodiversity (previously circulated to members)
12. CORRESPONDENCE RECEIVED
 - National Planning Policy Framework (NPPF) - consultation
 - North Somerset Council - Wraxall and Failand Neighbourhood Plan Referendum and Local Plan update
 - SLCC – advice note on adapting historical buildings for energy and carbon efficiency and consultation re National Planning Policy Framework
 - CPRE – campaigns update, Celebrate Countryside Day with us - 7th September and NPPF)
13. 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 July 2024 in Axbridge Town Hall**

Meeting commenced: 7.15pm

Meeting concluded: 8.00pm

Present: Councillor Taylor (Chairman – for the meeting), Ham, Page and Jordan.

Also in attendance: Mrs Brice (Town Clerk)

122.22 PL Apologies for Absence

Councillor Jenkins (Chairman) had been unable to attend the meeting. Councillor Taylor as Vice-Chairman chaired the meeting.

RESOLVED: that apologies from Councillor Jenkins (Chairman - personal commitment) be received and approved.

**123.22 PL Draft Minutes of the Planning and Licences Committee Meeting held on
10 June 2024.**

RESOLVED: that the minutes of the meeting held on 10 June 2024 be approved and signed by the Chairman.

124.22 PL Declaration of Interest and Dispensations

Interests:

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 22.24 PL refers) (see below for dispensation).

Dispensations:

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 22.24 PL refers)

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

126.22 PL Planning Applications

Planning application number: 02/23/00028/AGE (as amended)

Proposal: Erection of a two-storey dwelling with garage and associated works.

Location: Land To The West Of, Axbridge Moor Drove, Axbridge, Somerset, BS26 2BA

RESOLVED: that Somerset Council be advised that Axbridge Town Council objections remain as submitted on 29 November 2023 and reiterated on 21 May 2024 - set out below for easy reference:

- Compliance with national, regional and local planning policy and guidance:

- The proposed development is contrary to Axbridge Neighbourhood Plan and Sedgemoor District Local Plan. This site is not included in the Neighbourhood Plan as a site for development and was not identified in the Call for Sites. It is, in fact, designated as a flood plain (flood zone 1 and 2). It is also contrary to the Neighbourhood Plan given the scale and character of the proposed development and the impact on the natural environment (Policy H&NE-1). Axbridge has already met the requirements for new homes identified in these Plans with the recent and approved developments/allocations.
- The site is an agricultural field, outside of the settlement boundary. There is no need to build outside the planning line at all, including a large-scale self-build property which is not in keeping with the area.
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- The impact upon the character and appearance of the area or street including the appropriateness of design, materials, landscaping etc
- Whilst the Town Council acknowledges the size has been reduced, the proposed dwelling is still of a significant size in comparison to the surrounding dwellings - the scale of the proposed development is not appropriate and not in keeping with the surrounding area – and will have a negative impact on the character and appearance of the area.
- The impact of the building on its neighbours through overshadowing, overlooking and loss of privacy
- Given the size of the parcel of the land, the scale of the proposed dwelling which runs behind 4/5 dwellings, and the proximity to those properties on the south side of Bailiffs Close, this development will have a detrimental impact.
- Effect on the landscape
 - The scale and design of the proposed dwelling in this location will have a negative impact on the landscape as set out above.
- Traffic generation and road safety
 - The site is at the end of Moorland Street, which already suffers from traffic congestion, parking issues and road safety, in the vicinity of the local school in Moorland Street. The last section of the road is narrow and the proposed development will exacerbate the situation.
- Other environmental issues, such as noise
 - As stated above, and in the application documentation, the site is a designated flood plain.
 - The development will not enhance the natural environment (landscape, biodiversity and habitats) and will impact on wildlife, especially bats; it is within Zone B of the Bat Consultation Zone associated with the North Somerset and Mendip Special Area of Conservation.)

Planning application number: 02/24/00014/JMS

Proposal: Single storey rear North extension.

Location: Jasmine Cottage, St Marys Street, Axbridge, BS26 2BN

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

127.22 PL Houlgate Way Development

Several matters had been raised with the developers - the 20mph sign which had still not been reinstated, traffic management and the creation of a compound. Members understood that they had permission to use the field as a compound for a 2 year period, when it would be restored to an agricultural field. The Clerk was asked to request the developers to damp down the site in very dry conditions to suppress the dust. Somerset Council had also been made

aware of the concerns regarding the changes in affordable housing mix without consultation. It had been confirmed that all of the affordable housing units would now be shared ownership.

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. It was noted that the list should show that the Houlgate Way application (02/24/00006) for non-material changes had been approved.

130.22 PL Enforcement Matters

The Council had concerns regarding two sites - the apparent occupancy of an agricultural field on Hillside and the recent appearance of a caravan on the field next to the allotments.

RESOLVED:

- 1) That the Clerk writes to Planning North to report the apparent occupancy of an agricultural field on Hillside which is an agricultural field within the National Landscape on which two caravans, a shed over the caravans, decking and a generator have been placed (copy to the National Landscapes); and
- 2) That the Clerk contacts the owner of the caravan on the field by the allotments to advise that the Council is concerned by the size of the caravan which may require planning permission and to recommended they contact Somerset Highways as the planning authority.

131.22 PL Licensing Matters

The Licensing department did not deal with guardianships. No further action was needed.

132.22 PL Biodiversity

The Clerk updated members on Biodiversity Net Gain and duties on local councils to protect and enhance biodiversity. Members were trying to progress items related to biodiversity and the environment and it was understood this may be raised at the Local Community Network meetings. The land at the bottom of Crossmoor may lend itself to a wildlife space

RESOLVED: that the Clerk circulate a template policy for consideration at the next meeting.

133.22 PL Planning Decisions and Correspondence Received

Members received/noted the following correspondence:

- Environment Agency – Response to Hinkley Point C Development Consent Order Material Change consultation and Public consultation on changes to HPC's construction site permit
- Hinkley Connection - Spring 2024 Newsletter
- Plan- It Somerset – Planning Policy news
- Flood Wessex – Flood Lunch and Learn sessions

- Somerset Prepared Roadshow Events
- Various – Solar Wizard (online tool to assess solar potential)
- CPRE – various updates
- Neighbourhood Plan enquiry – a question relating to the Neighbourhood Plan would be passed to the former Chairman of the group.
- National Planning Policy Framework – there would be a consultation on the framework in the next month. Immediate changes had been made aimed at “removing the de facto ban on onshore wind in England”.
- St Johns Court – correspondence had been received outlining possible plans for this site. The Clerk would reply to thank them for letting the Council know of their intentions, that the Council cannot comment until the plans are available as part of the planning process and that these would be considered by full Council in due course.

134.22 PL Date of Next Meeting

RESOLVED: that the next meeting be held, if needed, on 19 June 2024. This would include consideration of application 02/24/00010 regarding a sauna and retaining wall at 7 Hillside (to be included on either the Planning and Licences agenda, or Council agenda, as appropriate).

Chairman

Date

Agenda Item 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 and amended application. Further amended plan to be considered by ATC on 22 July	
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	ATC – notified only Somerset Council granted permission	23/04/2024

		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 – No observations. Amended application to be considered by Council on 12 August 2024	

02/24/00011 07/06/24	T	Various tree works	St. Johns Court, Houlgate Way, Axbridge, Somerset, BS26 2AY	St. John's Court	ATC – notified ony. Somerset granted permission	08/07/2024
02/24/00012	F	Erection of first floor extension to South elevation.	22 Orchard Road, Axbridge, Somerset, BS26 2DB	Mr O Walkinshaw	ATC – to consider on 19 th August	
02/24/00013						
02/24/00014 11/07/24	F	Singe Storey Rear North Extension	Jasmine Cottage, St Mary's Street	Mr and Mrs McAndrew	ATC – to consider on 22 July	

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				