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17 April 2024

A MEETING OF THE PLANNING AND LICENCES COMMITTEE WILL BE HELD ON MONDAY 22 APRIL 2024 AT 7.15PM 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. DRAFT MINUTES OF THE PLANNING AND LICENCES COMMITTEE MEETING HELD ON 12 FEBRUARY 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 APPLICATION:

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

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

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

[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) – update to include an application for approval for a non-material amendment (02/24/00006) to allow for changes to the affordable housing tenure mix from social rent and intermediate to an intermediate tenure solely.
7. PLANNING APPLICATIONS DELEGATED TO THE CLERK OR NOTIFIED BY THE PLANNING AUTHORITY
8. RECENT AND CURRENT PLANNING APPLICATIONS (list attached)
9. ENFORCEMENT MATTERS
10. LICENSING MATTER to include Axbridge Court Nursing Home and Former St Michaels Cheshire Homes – any update
11. CORRESPONDENCE RECEIVED
 - 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
12. 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

Agenda Item 8 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	O	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
02/23/00005 29/03/23	F	Replacement of canopy to the West elevation, with alterations to existing entrance to the East elevation. Also, the erection of canopy to the South elevation of detached garage.	Mornington House, Compton Lane, Axbridge, BS26 2HP	Mr M Taylor	ATC- No observations SDC – granted permission	05/05/23

02/23/00006 21/02/2023	O	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
02/23/00007 23/02/2023	T	Works to Trees in Conservation Area Fell 1No. Mulberry (T1).	22 West Street, Axbridge, Somerset, BS26 2AD	Mrs J Disbury	ATC – No comment or observations SDC – granted permission	31/03/23
02/23/0008 17/03/23	F	Conversion of outbuilding to form additional living accommodation.	21 High Street Axbridge Somerset BS26 2AF	Mr R Ferguson	ATC- No observations SDC – granted permission	05/05/23
02/23/0009 17/03/23	LBC - alterations	Conversion of outbuilding to form additional living accommodation.	21 High Street Axbridge Somerset BS26 2AF	Mr R Ferguson	ATC- No observations SDC - granted permission	05/05/23
02/23/00010 16/03/23	LBC - alterations	The erection of Southeast boundary wall and formation of parking area (revised scheme).	Weathervane, Road Between Cross Lane And Axbridge Bypass, Townsend, Axbridge, Somerset, BS26 2AJ	Mr & Mrs Edmonds	ATC- No observations SDC – granted permission	05/05/23

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
02/23/00012 04/05/23	F	Installation of solar panels to West elevation and erection single storey extension on site of existing (to be demolished) to the East elevation.	May Cottage, Moorland Street, Axbridge, Somerset, BS26 2BA	F&B Planning and Design LTD	ATC- No objections Somerset Council – granted permission	22/05/23 30/05/23
02/23/00013						
02/23/00014 10/05/23	F	Retrospective application for the erection of detached garden room with decking, landscaping, and separate pergola.	14 West Street, Axbridge, Somerset, BS26 2AD	Mr Hawkins	ATC- No objections Somerset – granted permission	22/05/23
02/23/00015 04/05/23	F	Change of use to seating for the consumption of hot food & drinks.	Ripley Antiques, George House, The Square, Axbridge, Somerset, BS26 2AP	Ms L Cooling	ATC- Supported application Somerset – granted permission	22/05/23 14/07/23

02/23/00016 22/05/23	F	Erection of single storey rear extension on site of existing conservatory (to be demolished) and conversion of garage form additional living space.	3 Walnut Close, Axbridge, Somerset BS26 2DT	Mr & Mrs Bailey	ATC – no observations Somerset Council - granted permission	14/06/23
02/23/00017 20/06/23	F	Retrospective application for the installation of wall vent to the West elevation.	The Almshouse The Square, Axbridge Somerset BS26 2AR	Ms Nicky Frewin	ATC – No observations WITHDRAWN APPLICATION AFTER REGISTRATION	
02/23/00018/EC 20/06/23	F	Retrospective application for the installation of wall vent to the West elevation	The Almshouse The Square, Axbridge Somerset BS26 2AR	Ms Nicky Frewin	ATC – No observations Somerset Council – granted permission	26/07/23
02/23/00019/CM	F	Erection of two storey rear (east) extension and single storey side extension to the side (south) elevation.	8 Orchard Road, Axbridge, Somerset, BS26 2DB	Mr and Mrs Smith	ATC – No observations Somerset Council – granted permission	16/08/23

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
02/23/00021	T	Fell 1No. Conifer (T1) and removal of stump.	Compass House, Road Between Cross Lane And Axbridge Bypass, Townsend	Mr J Roberts	ATC have been notified Somerset Council – granted permission	20/07/23
02/23/00022/ CM	F	Erection of ancillary accommodation on site of existing outbuilding (to be demolished).	The Cottage, St Marys Street, Axbridge, BS26 2BN	Ms Durrant	ATC – no observations Somerset Council – granted permission	23/10/23
02/23/00023/ CM	Listed Building Consent - alterations	Erection of ancillary accommodation on site of existing outbuilding (to be demolished).	The Cottage, St Marys Street, Axbridge, BS26 2BN	Ms Durrant	ATC – no observations Somerset Council – granted permission	23/10/23

02/23/00024	T	Works to Trees in Conservation Area. Reduce the branches of the Holm Oak (T1) overhanging the rear garden of Westlake Cottage by 3-4m and removing the two lower limbs. Remove lower lateral branch of Holm Oak (T2) due to decay.	The Court, St Marys Street, Axbridge, BS26 2BN	Mr G Paine	ATC have been notified. Somerset Council granted permission	11/10/23
02/23/00025	T	Crown reduce height/spread of Yew (T1) by upto 1.5m max.	Stanley House St. Marys Street Axbridge BS26 2BN	Mrs S Bates	ATC – no observations Somerset Council granted full permission	06/11/23
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,	Mr & Mrs Chard	ATC – Objects to the application	

			BS26 2BA			
02/23/00029 27/11/2023	Cert. of Lawfulness for Proposed Use/Dev	Certificate of Lawfulness for the proposed rear extension replacement structure.	14 Marron Close, Axbridge, Somerset, BS26 2PE	Miss G Pym	ATC – determined Somerset Council granted permission	06/12/23
02/23/00030	T	Works to Trees Crown lift 1No. Horse Chestnut (T1) (TPO Ref T13) to create a 6.5m clearance over highway.	4 Station Road, Axbridge, Somerset, BS26 2BP	C/O Agent	Somerset Council - granted	12/01/2024
02/23/00031	Telecommunications Determination	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.	Mast At, Frys Hill, Frys Hill, Axbridge, Somerset	Cornerstone	ATC – to be considered at planning meeting 11/12/23 Somerset Council – Prior Approval Approved	02/01/23
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	
02/24/00002 02/02/24	Listed Building Consent - alteration	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	

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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 (02/23/00006) Erection of 1no. self-build dwelling.	Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL	Mr T Hogg & Mr J Thompson	To be considered at Axbridge Town Council planning meeting on 22/04/2024	
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%	Land to the South of Houlgate Way, Axbridge	Bellway Homes		

		affordable housing) 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	To be considered at Axbridge Town Council planning meeting on 22/04/2024	

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	Land To The South West Of, Townsend	Biogas Technology Ltd	ATC- no observations	

		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.	Farm, Prowses Lane, Townsend, Axbridge, Somerset, BS26			
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	Application Decided 31/05/23

					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.	
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, Helliars Lane, Cheddar, Somerset, BS27	Coln Residential Ltd c/o Agent	ATC – to be considered at Planning on 12/02/24	

Cheddar Appeals						
None						