



Clerk: Mrs V L Brice
Email: vicky.brice@axbridge-tc.gov.uk
Tel: 07884 264033

Axbridge Town Council
The Council Office
Church Rooms
Church Steps
The Square
Axbridge BS26 2AP

17 July 2024

A MEETING OF THE PLANNING AND LICENCES COMMITTEE WILL BE HELD ON MONDAY 22 JULY 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.

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 10 JUNE 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: 02/23/00028/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

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

Planning application number: 02/24/00014/JMS

Proposal: Single storey rear North extension.

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

[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 including affordable housing
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 apparent occupancy of agricultural field on Hillside
10. LICENSING MATTERS - update
11. BIODIVERSITY – Biodiversity Net Gain and duties to protect and enhance biodiversity
12. CORRESPONDENCE RECEIVED
 - 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
13. DATE OF NEXT MEETING

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

AXBRIDGE TOWN COUNCIL



Axbridge Town Council Draft Minutes of the Planning and Licences Committee held on Monday 10 June 2024 in Axbridge Town Hall

Meeting commenced: 6.45pm

Meeting concluded: 7.20pm

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

Also in attendance: Mrs Brice (Town Clerk)

1.24 Apologies for Absence

RESOLVED: that apologies from Councillor Jenkins (personal commitment), Mitton (ill-health) and Page (personal commitment) be received and approved.

2.24 Election of Chairman for 2024-25

Councillor Jenkins had indicated she would be willing to remain as Chairman of the Committee.

RESOLVED: that Councillor Jenkins be elected Chairman of the Planning and Licences Committee for 2024-25

3.24 Election of Vice-Chairman for 2024-25

RESOLVED: that Councillor Taylor be elected as Vice-Chairman of the Planning and Licences Committee for 2024-25

4.24 Draft Minutes of the Planning and Licences Committee Meeting held on 22 April 2024.

RESOLVED: that the minutes of the meeting held on 22 April 2024 be approved and signed by the Chair subject to the correct spelling of the word “Licences” in the second minute heading being amended [it was subsequently noted that the minute numbering was incorrect throughout the set circulated and this would be adjusted to ensure continuity of minutes].

5.24 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 10.24 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 10.24 PL refers)

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

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7.24 Remit

Members reviewed the remit. No changes were necessary.

8.24 Policies

The Committee considered the following planning policies – Affordable Housing; Planning Enforcement; Process of publicising and considering very large applications. Minor amendments were needed to the last two policies to change “Sedgemoor District Council” (where appropriate) to “Somerset Council” and to remove reference to “Oyez” and replace with “social media”.

RECOMMENDED TO COUNCIL: that the Planning Enforcement policy and the policy setting out the process of publicising and considering very large applications be revised accordingly.

9.24 Planning Applications

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

The Committee raised a few concerns in relation to this application.

RESOLVED: that the application be deferred for consideration by full council at its meeting later that evening.

Planning application number: 02/24/00010/JMS

Proposal: Installation of a free-standing barrel sauna.

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

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

10.24 Houlgate Way Development

The Clerk was awaiting an update from the developers on the development including a programme of works, the need to reinstate the 20mph sign (double sided) and seeking clarification regarding the works which were taking place in the adjoining field. This appeared to be a compound with a hard standing and services. No planning application had been received to change the use of the land. Somerset Councillor Ham would make enquiries to clarify the situation. Members were also concerned that a decision had been made to change the tenure of the affordable housing to shared ownership only, without any consultation with the Town Council. These matters would be raised at the council meeting.

11.24 Planning Applications delegated to the Clerk or Notified by the Planning Authority

The Clerk had forwarded planning application 02/24/00011 relating to tree works at St John's Court but noted that the Council was only being notified, not consulted, on this application.

12.24 Recent and Current Planning Applications

Members had received the list detailing recent applications and planning decisions at the last meeting.

13.24 Enforcement Matters - none

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14.24 Licensing Matters

There were no updates.

15.24 Planning Decisions and Correspondence Received

Members received/noted the following correspondence:

- 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

16.24 Date of Next Meeting

RESOLVED: that the next meeting be held, if needed, on 24 June 2024.

Chairman

Date

AXBRIDGE TOWN COUNCIL

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

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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,	Orme Ltd	ATC- Object Somerset Council – Refused Planning Permission	17/04/23 18/05/23

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			Somerset, BS26 2BA			
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	

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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	

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02/24/00006 08/04/202	Applicati on 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) to allow for changes to the affordable housing tenure mix from social rent and intermediate to an intermediate tenure solely.	Land to the South of Houlgate Way, Axbridge	Bellway Homes		
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	

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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	
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						
02/24/00013						
02/24/00014	F	Singe Storey Rear North Extension	Jasmine Cottage, St Mary's Street	Mr and Mrs McAndrew	ATC – to consider on 22 July	

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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

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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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