

# AXBRIDGE TOWN COUNCIL



## **Axbridge Town Council Minutes of the Planning and Licences Committee held on Monday 9 September 2024 in Axbridge Town Hall**

**Meeting commenced: 6.45pm**

**Meeting concluded: 7.15pm**

**Present:** Councillor Jenkins (Chairman), Ham, Jordan and Page

**Also in attendance:** Mrs Brice (Town Clerk) together with two members of the public (for part of the meeting).

### **43.24 PL Apologies for Absence**

**RESOLVED:** that apologies from Councillor Taylor (personal commitment) be received and approved.

### **44.24 PL Draft Minutes of the Planning and Licences Committee Meeting held on 19 August 2024.**

**RESOLVED:** that the minutes of the meeting held on 19 August 2024 be approved and signed by the Chairman subject to all the minute numbering including "PL" to differentiate them from the Council minutes.

### **45.24 PL Declaration of Interest and Dispensations - none**

### **46.24 PL Public Participation – no members of the public wished to speak**

### **47.24 PL Planning Applications**

**Planning application number:** 02/23/00028/AGE (as further 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's objections to this application (as further amended) remain as set out in the response submitted on 29 November 2023 and reiterated on 21 May 2024 and 24 July 2024 – set out below for easy reference:

Axbridge Town Council objects to the above-mentioned application on the following grounds:

- 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.

## **AXBRIDGE TOWN COUNCIL**

- 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:** 02/24/00015/JMS

**Proposal:** Erection of a first floor side East extension over existing.

**Location:** 1 Bailiffs Close, Axbridge, Somerset, BS26 2AZ

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

**Planning application number:** 17/24/00044/SBN

**Proposal:** Variation of Conditions 3, 4, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 18, 19, 20, 24, 27, 31, 32 & 34 of Planning Permission 17/18/00073 (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.) to amend the approved plans listed in schedule A (condition 3), to amend the approved wording of conditions 4, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 18, 19, 20, 24, 27, 31, 32 & 34.

**Location:** Yeo Valley Farms Blagdon Ltd, Axbridge Road, Cheddar, Somerset, BS26 2DP

The Clerk read out the letter from Homes England highlighting the key amendments.

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

## **AXBRIDGE TOWN COUNCIL**

### **48.24 PL Houlgate Way Development**

Members were aware of the adverse publicity the developers had received in a different part of the country.

### **49.24 PL Planning Applications delegated to the Clerk or Notified by the Planning Authority - none**

### **50.24 PL Enforcement Matters**

The owner of the field with the caravan on the north side of the A371 had been in contact with the council regarding the size of the caravan and future plans. The caravan had been re-located within the site. It may still be appropriate to provide screening/camouflage. The Clerk had followed up the other two sites with Mendip Hills National Landscape but had not yet had a response. One of the sites, currently being lived in, was of particular concern and this would be re-raised with Planning Enforcement.

### **51.24 PL Licensing Matters - No update.**

### **52.24 PL Biodiversity**

Members had previously received a template bio-diversity policy and supported the need for a policy. Options were discussed and a policy more specific to Axbridge would be drawn up/further discussed at the next meeting.

### **53.24 PL National Planning Policy Framework**

Members noted the consultation.

### **54.24 PL Planning Decisions and Correspondence Received**

Members received/noted the following correspondence:

- CPRE – Changes to the planning system – noted.

### **55.24 PL Date of Next Meeting**

**RESOLVED:** that the next meeting be held on 23 September 2024 if needed (approximate time 7.15pm)

-----  
Chairman

-----  
Date