

AXBRIDGE TOWN COUNCIL



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.

AXBRIDGE TOWN COUNCIL

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

AXBRIDGE TOWN COUNCIL

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