

AXBRIDGE TOWN COUNCIL



Axbridge Town Council Minutes of the Planning and Licences Committee held on Monday 12 February 2024 in Axbridge Town Hall

Meeting commenced: 6.45pm

Meeting concluded: 7.13pm

Present: Councillor Jenkins (Chair), Taylor (Vice-Chair), Ham, Jordan and Page

Also in attendance: Mrs Brice (Town Clerk)

102.23 PL Apologies for Absence

RESOLVED: that apologies from Councillor Mitton (ill health) be received and approved.

103.23 PL Draft Minutes of the Planning and Licences Committee Meeting held on 11 December 2023.

RESOLVED: that the minutes of the meetings held on 11 December 2023 be approved and signed by the Chair.

104.23 PL Declaration of Interest and Dispensations

Interests:

Councillor Ham – declared a Personal Interest in relation to the planning application 02/24/00003 for works at Round Hay Cottage, being a friend and associate of the applicant.

Councillor Page - declared a Personal Interest in relation to the planning application 02/24/00003 for works at Round Hay Cottage, being a friend and associate of the applicant.

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 107/23 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 107/23 PL refers)

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

106.23 PL Planning Applications

Planning application number: 02/24/00001/JMS (Full planning application)

Proposal: Alterations to the detached garage and re-tarmacing of driveway.

Location: 47 West Street, Axbridge, Somerset, BS26 2AA

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

Planning application number: 02/24/00002/JMS (Listed building)

Proposal: Alterations to the detached garage and re-tarmacking of driveway

Location: 47 West Street, Axbridge, Somerset, BS26 2AA

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

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Planning application number: 02/24/00003/JMS

Proposal: Erection of an infill extension to the front South elevation between the existing garage and dwelling.

Location: Round Hay Cottage, Cheddar Road, Axbridge, Somerset, BS26 2DL

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

Planning application number: 17/23/00100

Proposal: Erection of 28 no. dwellings, highways access, landscaping and associated works

Location: Land to the North of Helliars Lane, Cheddar

RESOLVED: that consideration of this item be deferred to be considered at the Council meeting following this Committee meeting, at which the agents would be making a brief presentation.

107.23 PL Houlgate Way Development

The Clerk gave an update on the street lighting – it was hoped that this would be reinstated in March 2024. The leaning railings had also been reported and the Clerk would ask the applicant to tidy up the site by removing old hedging/fencing etc.

108.23 PL Planning Applications delegated to the Clerk or Notified by the Planning Authority

The Clerk had responded to planning application 02/23/00033 (under delegated powers) relating to the removal of a tree at St Georges Cottage, St Marys Street (no comments - with a note that it would be nice to see a replacement tree). This application had been withdrawn and a new application submitted give more detail regarding the proposed works (02/24/00004). The Clerk intended to respond under delegated powers, with the same response – members had no objection to this.

109.23 PL Recent and Current Planning Applications

Members had received the list detailing recent applications and planning decisions at the last meeting. It was understood that the appeals relating to the erection of one and two properties at Kattogat had been upheld (planning applications 02/23/00006 and 02/23/00004 refer) but formal notification was still awaited.

110.23 PL Enforcement Matters

Members noted the update on the Old Manor House and the intention to paint the exterior in Oatmeal and also considered the recent painting of 16 High Street in a black paint.

RESOLVED: that the Clerk writes to the Conservation Officer to enquire whether the colour of this property is considered to be acceptable.

111.23 PL Licensing Matters

Axbridge Court Nursing Home – The Environmental Health concern was being addressed.
St Michaels Cheshire Home – The Council had previously noted that that this property had been listed on Right Move as part of a “Property Guardian” scheme. This matter was being investigated by Somerset Council but may take some time given staff levels.

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112.23 PL CPRE (The Countyside Charity) – Membership

Members considered whether to renew the Council's membership to this organisation at an annual cost of £36.

RECOMMENDED TO COUNCIL: that the Council renews its membership of the CPRE accordingly.

113.23 PL Planning Decisions and Correspondence Received

Members received/noted the following correspondence:

- Somerset Council - Plan-it Somerset: Issue 3 - December 2023
- Wraxall and Failand Neighbourhood Plan Additional Regulation 16 Consultation
- National Grid – '26 to Zero' event and Hinkley Connection Weekly newsletter
- Environment Agency - Public consultations on changes to HPC's construction site permits
- North Somerset Council local plan 2039 – Pre submission consultation
- CPRE – various news and campaigns

114.23 PL Date of Next Meeting

RESOLVED: that the next meeting be held on 26 February 2024 if needed.

Chairman

Date