

# AXBRIDGE TOWN COUNCIL



## **Minutes of the Planning and Licences Committee held on Monday 22 April 2024 in Axbridge Town Hall**

**Meeting commenced: 7.15m**

**Meeting concluded: 7.49pm**

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

**Also in attendance:** Mrs Brice (Town Clerk)

**115.23 PL Apologies for Absence - none**

**116.23 PL Draft Minutes of the Planning and Licences Committee Meeting held on 12 February 2024.**

**RESOLVED:** that the minutes of the meeting held on 12 February 2024 be approved and signed by the Chair.

**117.23 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 adjacent to the site (minute 119/23 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 close to the site (minute 119/23 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 119/23 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 119/23 PL refers)

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

**119.23 PL Planning Applications**

**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

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

**Planning application number:** 02/24/00007/SKN

**Proposal:** Conversion of single storey outbuilding to 1no. dwelling.

**Location:** Moorland Farm, Portmeade Drove, Axbridge, Somerset, BS26 2BA

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

### **120.23 PL Houlgate Way Development**

The Clerk gave an update on this matter. The street lighting had been installed so it was hoped that the 20mph sign would be reinstated shortly. Members noted that application 02/23/00024 looked to amend the affordable housing tenure mix so that they would all be shared ownership – the Council had not been consulted on this application. The Clerk updated on the diversion of the 126 bus and efforts to ensure residents were aware of the alternative route. A resident had also raised concern regarding damage to her property following an increase in traffic using High Street/West Street. She had also raised this with Somerset Council.

### **121.23 PL Planning Applications delegated to the Clerk or Notified by the Planning Authority**

The Clerk had forwarded planning application 02/24/00009 relating to tree works at Park House, St Mary's Street. The Clerk intended to respond with "no observation", under delegated powers – members had no objection to this.

### **122.23 PL Recent and Current Planning Applications**

Members had received the list detailing recent applications and planning decisions at the last meeting. A resident had enquired about the status of the planning application 02/23/00028 – Land to the West of Axbridge Moor Drove – which remained "under consideration". It was thought that there may be a backlog in dealing with planning matters.

### **123.23 PL Enforcement Matters**

The Clerk still needed to contact the Conservation Officer to enquire whether the painting of 16 High Street in black paint is considered to be acceptable.

### **124.23 PL Licensing Matters**

Axbridge Court Nursing Home – The Environmental Health officer had provided an update on this matter and had enquired whether any further complaints had been received. The Clerk would reply to say that there had been no further reports and would ask to be kept informed.

St Michaels Cheshire Home – Somerset Council was in contact with the owners.

The Oakhouse – it was understood that the licence has been updated. Somerset Councillor Ham ask why the Town Council wasn't consulted on the licensing application.

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

Members received/noted the following correspondence:

- 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

## **AXBRIDGE TOWN COUNCIL**

**126.23 PL      Date of Next Meeting**

**RESOLVED:** that the next meeting be held, if needed, on 20 May 2024 (either before Council or with planning items included on the Council agenda). The Clerk would seek an extension on any applications received with an earlier consultation response date.

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Chairman

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Date