

# AXBRIDGE TOWN COUNCIL



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

**Meeting commenced: 7.15pm**

**Meeting concluded: 8.00pm**

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

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

### **17.24 Apologies for Absence**

Councillor Jenkins (Chairman) had been unable to attend the meeting. Councillor Taylor as Vice-Chairman chaired the meeting.

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

### **18.24 Draft Minutes of the Planning and Licences Committee Meeting held on 10 June 2024.**

**RESOLVED:** that the minutes of the meeting held on 10 June 2024 be approved and signed by the Chairman.

### **19.24 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 22.24 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 22.24 PL refers)

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

### **21.24 Planning 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

**RESOLVED:** that Somerset Council be advised that Axbridge Town Council objections remain as submitted on 29 November 2023 and reiterated on 21 May 2024 - set out below for easy reference:

- 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

## **AXBRIDGE TOWN COUNCIL**

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.
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- 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:** 02/24/00014/JMS

**Proposal:** Single storey rear North extension.

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

**RESOLVED:** that Somerset Council be advised that Axbridge Town Council has no observations to make on this application.

### **22.24 Houlgate Way Development**

Several matters had been raised with the developers - the 20mph sign which had still not been reinstated, traffic management and the creation of a compound. Members understood that they had permission to use the field as a compound for a 2 year period, when it would be restored to an agricultural field. The Clerk was asked to request the developers to damp down the site in very dry conditions to suppress the dust. Somerset Council had also been made aware of the concerns regarding the changes in affordable housing mix without consultation. It had been confirmed that all of the affordable housing units would now be shared ownership.

**23.24 Planning Applications delegated to the Clerk or Notified by the Planning Authority** - none

# **AXBRIDGE TOWN COUNCIL**

## **24.24 Recent and Current Planning Applications**

Members had received the list detailing recent applications and planning decisions at the last meeting. It was noted that the list should show that the Houlgate Way application (02/24/00006) for non-material changes had been approved.

## **25.24 Enforcement Matters**

The Council had concerns regarding two sites - the apparent occupancy of an agricultural field on Hillside and the recent appearance of a caravan on the field next to the allotments.

### **RESOLVED:**

- 1) That the Clerk writes to Planning North to report the apparent occupancy of an agricultural field on Hillside which is an agricultural field within the National Landscape on which two caravans, a shed over the caravans, decking and a generator have been placed (copy to the National Landscapes); and
- 2) That the Clerk contacts the owner of the caravan on the field by the allotments to advise that the Council is concerned by the size of the caravan which may require planning permission and to recommended they contact Somerset Highways as the planning authority.

## **26.24 Licensing Matters**

The Licensing department did not deal with guardianships. No further action was needed.

## **27.24 Biodiversity**

The Clerk updated members on Biodiversity Net Gain and duties on local councils to protect and enhance biodiversity. Members were trying to progress items related to biodiversity and the environment and it was understood this may be raised at the Local Community Network meetings. The land at the bottom of Crossmoor may lend itself to a wildlife space

**RESOLVED:** that the Clerk circulate a template policy for consideration at the next meeting.

## **28.24 Planning Decisions and Correspondence Received**

Members received/noted the following correspondence:

- 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
- Neighbourhood Plan enquiry – a question relating to the Neighbourhood Plan would be passed to the former Chairman of the group.
- National Planning Policy Framework – there would be a consultation on the framework in the next month. Immediate changes had been made aimed at “removing the de facto ban on onshore wind in England”.
- St Johns Court – correspondence had been received outlining possible plans for this site. The Clerk would reply to thank them for letting the Council know of their intentions, that the Council cannot comment until the plans are available as part of the planning process and that these would be considered by full Council in due course.

## AXBRIDGE TOWN COUNCIL

### 29.24 Date of Next Meeting

**RESOLVED:** that the next meeting be held, if needed, on 19 June 2024. This would include consideration of application 02/24/00010 regarding a sauna and retaining wall at 7 Hillside (to be included on either the Planning and Licences agenda, or Council agenda, as appropriate).

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Chairman

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Date