

Agenda Item 10 Planning Application List

Earlier Axbridge applications – for Background Information

Axbridge Applications – Ref No.	Type	Address	Details of development	Applicant/Agent	Town Council response Somerset Council decision	SC Decision Date
02/16/00030/JE (22/09/2016) Outline	O/L	Houlgate Way	Up to 53 dwellings and access	Hannick Homes	ATC: object SDC: Approved (see 02/22/00021 for reserved application)	Application approved 4/1/2022
02/21/00023 (22/07/2021)	RM	Sunny Mead Cheddar Road	Approval of reserved matters re dwelling	Mr & Mrs Parsons	ATC – no comments SDC – granted	28/04/2022
02/21/00028/DT 18/08/2021	F	Land adjoining Bailiffs Wall	Demolition of commercial building & erection of 2 dwellings	Mr Barnett	ATC – no specific planning comments (on original plan or amended plan for 1 dwelling) SDC - granted	08/12/2022
02/22/00011 (1/07/2022)	O	Kattegat, Cheddar Road	2 Dwellings	John Thompson Architects	ATC – no observations SDC – refused	30/11/2022
02/22/00021	RM	Land to the South of Houlgate Way	Approval of reserved matters, for appearance, landscaping, layout and scale for the erection of 53no. dwellings (30% affordable housing).	Bellway Homes (SW) Ltd	ATC – objected SDC – Granted Permission	30/03/23

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02/23/00004 02/03/2023	O	Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL	Outline planning permission with some matters reserved, for the erection of 2no. self-build dwellings (revised scheme).	J Thompson & T Hogg	ATC – No comment except it is in line with neighbourhood plan. SDC – Refuse planning permission Appeal submitted (ATC had the same comment as above) Appeal allowed.	25/01/24
02/23/00006 21/02/2023	O	Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL	Outline planning permission with some matters reserved, for the erection of 1no. self-build dwelling	Tony Hogg Design Ltd	ATC – No comment except it is in line with neighbourhood plan. SDC- Refuse planning permission Appeal Submitted (ATC amended comment to support) Appeal allowed	25/01/24
02/23/00011 28/03/23	F	Land To the West Of, Axbridge Moor Drove, Axbridge, Somerset, BS26 2BA	Erection of a two-storey house with garage and associated works to landscaping	Orme Ltd	ATC- Object Somerset Council – Refused Planning Permission (See 02/23/00028)	17/04/23 18/05/23
02/23/00020 29/06/2023	CoL for Existing Use	Deliverance, Axbridge Moor Drove, Axbridge, Somerset, BS26	Certificate of lawfulness for the existing use of land and property as residential.	Mr Croker	ATC – Do Not Support Somerset Council – Refused Planning Permission	08/09/23
02/23/00027	CofL Existing Use	Land to West of St Michaels, & to the North of A371, Cheddar Road,	Certificate of Lawfulness for the existing agricultural buildings A & B, hard standing and concrete slab.	Mrs S Faulkner	ATC – no comment Somerset Council granted permission	01/12/23

		Axbridge, Somerset, BS26				
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02/23/00028	F	Land To The West Of, Axbridge Moor Drove, Axbridge, Somerset, BS26 2BA	Erection of a two-storey dwelling with garage and associated works.	Mr & Mrs Chard	ATC – Objected to application and amended applications (May 2024 July 2024 and Sept 2024) Under consideration as at 12/11/24	
2024						
02/24/00005 05/04/24	Reserved matters	Kattegat, Cheddar Road, Axbridge, Somerset, BS26 2DL	Approval of reserved matters for the details of appearance, landscaping, layout and scale, for (02/24/00006) Erection of 1no. self-build dwelling.	Mr T Hogg & Mr J Thompson	ATC Planning meeting 22/04/24 - No observations SC – Permission granted 12/9/2024 – Decision level “awaiting committee referral”	
02/24/00006 08/04/202	Application for non material changes	Land to the South of Houlgate Way, Axbridge	Application for Non-Material Amendment to Planning Permission 02/22/00021 (Approval of reserved matters, for appearance, landscaping, layout and scale for the erection of 53no. dwellings (30% affordable housing) to allow for changes to the affordable housing tenure mix from social rent and intermediate to an intermediate tenure solely.	Bellway Homes	ATC – notified only Somerset Council granted permission	23/04/2024

02/24/00007 15/04/2024	F	Moorland Farm, Portmeade Drove, BS26 2BA	Conversion of single storey outbuilding to 1 no. dwelling	PRS and EB Scott	ATC Planning meeting 22/04/24 - No observations Withdrawn (after registration) 20/05/2024	
02/24/00008	F	Land to West of St Michaels, & to the North of A371, Cheddar Road, Axbridge, Somerset, BS26	Change of use of buildings to a dwelling	Ms S Faulkner	ATC – Objected Withdrawn (after Registration)	22/10/2024
02/24/00010 22/05/2024	F	7 Hillside, Axbridge, Somerset, BS26 2AN	Installation of a free- standing barrel sauna.	Miss D Bonner	ATC – No observations to original or amended application (to include retaining wall) Somerset Council – granted permission	15/08/2024
02/24/00011 07/06/24	T	St. Johns Court, Houlgate Way, Axbridge, Somerset, BS26 2AY	Various tree works	St. John's Court	ATC – notified ony. Somerset granted permission	08/07/2024
02/24/00012	F	22 Orchard Road, Axbridge, Somerset, BS26 2DB	Erection of first floor extension to South elevation.	Mr O Walkinshaw	ATC – on observations SC - granted	23/10/2024
02/24/00013 04/10/2024	Cert. of Lawfulness for Proposed Use/Dev	Compass House, Road Between Cross Lane And Axbridge Bypass, Townsend, Axbridge, Somerset, BS26 2AJ	The proposed addition of 12 black solar panels (5.220 kw) to the south facing pitched elevation of the detached garage of the property..	Mr J Roberts	ATC – notified only No comments WITHDRAWN after registration Somerset Council - delegated	14/11/24

02/24/00014 11/07/24	F	Jasmine Cottage, St Mary's Street	Singe Storey Rear North Extension	Mr and Mrs McAndrew	ATC – no observations	
02/24/00015	F	1 Bailiffs Close	First floor side extension	Mr and Mrs Cleeves	ATC – no observations	
02/24/00016 12/08/2024	F	50 West Street	Erection of a first-floor extension to the existing detached garage.	Mr and Mrs Follows	ATC – no observations SC - granted	24/10/24
02/24/00017 12/08/2024	LB	50 West Street	Erection of a first-floor extension to the existing detached garage.	Mr and Mrs Follows	ATC – no observations SC - granted	24/10/24
02/24/00018						
02/24/00019	Application for non-material changes	Land To The South Of, Houlgate Way, Axbridge, Somerset, BS26	Application for Non-Material Amendment to Planning Permission 02/22/00021 (Approval of reserved matters, for appearance, landscaping, layout and scale for the erection of 53no. dwellings (30% affordable housing).) to allow for addition of a Planning Condition to state that Plots 2, 6, 7, 11, 15, 18, 27, 28, 31 – 37, 42 – 44, 46, 47, and 49, are all to be M4(2) Compliant.	Bellway Homes Limited - Southwest		
02/24/00020 2/9/2024	F	Mornington House, Compton Lane	Erection of a canopy and a porch to the East elevation.	Mr Taylor	ATC – no observations Somerset Council Granted Permission	18/12/24
02/24/00021						
02/24/00022						
02/24/00023 16/10/2024	F	16 West Street, Axbridge, Somerset, BS26 2AD	Internal alterations and creation of a covered garden kitchen	Mrs Davies	ATC – no observations	

02/24/00024 16/10/2024	LB	16 West Street, Axbridge, Somerset, BS26 2AD	Internal alterations including the removal of a staircase, internal wall, opening up of alcove, installation of a stud wall, insertion of a window to the west elevation, creation of a covered garden kitchen area, replacement of render to all elevations and repainting of doors and windows.	Mrs Davies	ATC – no observations	
02/24/00025 08/10/2024	T	40 West Street, Axbridge, Somerset, BS26 2AD	Works to Trees in Conservation Area Remove 2No. stems of 1No. Macrocarpa (T1) from either side of main stem	Mr I Blake	ATC- notified only Clerk responded with no obs. Somerset Council granted permission	11/11/24
02/24/00026 17/10/2024	T	Axbridge C of E First School Academy	Fell 1No. Grey Alder (T4518), 1No. Norway Maple (T4519) and 1No. Rowan (T2593)	Axbridge C of E First School Academy	ATC – notified only. Clerk responded with no obs. Somerset Council granted permission	20/11/24
02/24/00027 18/11/24	F	16 Parkfield Road, Axbridge, Somerset, BS26 2DD	Demolition of conservatory and erection of a two storey extension to the rear and a single storey extension to the side	Mr & Mrs Cohn	ATC – Clerk responded with no observations	
02/24/00028						
02/24/00029 22/11/2024	T	49 West Street, Axbridge, Somerset, BS26 2AA	Works to tree in conservation area. Fell 1No. Gleditsia (T2). Crown reduce height/spread of 1No. Genko (T1) by 2m all round.	Mr A Wells	ATC – notified only. Somerset Council granted permission	02/01/2025

02/24/00031 04/02/2025	F	Compass House, Road between Cross Lane and Axbridge Bypass, Townsend, Axbridge, Somerset BS26 2AJ	Installation of solar panels on the South Elevation of the garage roof.	c/o Agent	ATC – to be considered at the planning meeting 24/02/2025	
2025						
02/25/00001 17/01/2025	T	AXBRIDGE CHURCH OF ENGLAND FIRST SCHOOL ACADEMY, Moorland Street, Axbridge, Somerset, BS26 2BA	Crown reduce height/spread of 1No. Alder (T4516) by 2m back to appropriate unions. Remove deadwood from 1No. Goldenrain (T5512). Crown lift 1No. Beech (T7174) to 3m above ground level and reduce laterals over path by up to 3m at an appropriate union. Reduce extended laterals over parking areas on both sides of 1No. Silver Birch (T732) by up to 2m.	Axbridge First School Academy	ATC- notified only Somerset Council granted permission	17/02/2025
02/25/00002 23/01/2025	F	SURYA STABLES, Axbridge Moor Drove, Axbridge, Somerset, BS26 2FU	Notice of Proposed Agricultural Devt Application to determine if prior approval is required for a proposed erection of an agricultural building.	Letrosco Ltd	ATC – notified Somerset Council refused planning permission	13/02/2025
02/25/00003 24/01/2025	T	The Court, St Marys Street, Axbridge, BS26 2BN	Works to Trees in Conservation Area Crown reduce 1No. Yew (T1) back to previous pruning points (approx. 1m reduction).	Mr S Jenkins	ATC – notified only	

02/25/00004					Incorrectly allocated to Axbridge	
02/25/00005 06/02/2025	Listed Building Consent - alterations	15 High Street, Axbridge, Somerset, BS26 2AF	Internal repairs to water damaged modern wall plaster & flooring.	Mr T Littlewood	ATC – to be considered at the planning meeting on 24/02/25	
02/25/00006 07/02/2025	Prior Approval Agricultural to Dwelling	Townsend Farm, Track Between Cross Lane And Prowses Lane, Townsend, Axbridge	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to 2 No. Dwellinghouses (Class C3), and associated building operations.	Mrs D Lukins	ATC – to be considered at the planning meeting on 24/02/25	

Cheddar Applications – Ref No.	Type	Address	Details of development	Applicant/Agent	Town Council response Somerset Council decision	SC Decision Date
17/18/00073 (20/08/2018)	O/L	Land to the North of Axbridge Road, Cheddar	The demolition of existing buildings and erection of a mixed-use scheme.	Yeo Valley	ATC object SDC – Committee approved	31/05/23
17/23/00100 11/01/2024	F	Land to the North of Helliars Lane, Cheddar	Erection of 28no. dwellings, highway access, landscaping and associated works.	Coln Residential Ltd c/o Agent	ATC – objected Still under consideration – 12/11/2024	
17/24/00044	O	Yeo Valley Farms Blagdon Ltd, Axbridge Road, Cheddar, Somerset, BS26 2DP	Variation of Conditions of Planning Permission 17/18/00073	Homes England	ATC – no observations Being considered by SC on 12 November	
COMPTON BISHOP						
21/25/00002	F	Land to the East of Manor Farm, Cross, Axbridge, Somerset	Erection of 2 No. self-build dwellings and associated works	Mr and Mrs Lampkin	ATC – to be considered at the planning meeting on 24/02/25	