

**Minutes of the Planning Committee Meeting of North Curry Parish Council
held in the Village Hall on Wednesday 29th March 2017 at 7.30p.m.**

Present: Mr A Turner (Chairman), Mrs C D Stodgell, Mr G Cable, Mr B Jeanes, Cllr. P Stone, Ms M Carter and Miss C Smith

Members of the Public: H. Wood, C Henderson, M Hill, M Pettitt, A Pettitt, M Codrington, L Codrington and A Greasley.

1. **APOLOGIES** – Mrs M Burt, Mrs C Vaughan, Mrs J Leader and Mr D Akerman.
2. **TO APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 22nd FEBRUARY 2017** – Mr Jeanes proposed the minutes were a true record of the meeting, Mrs Stodgell seconded the proposal, which was passed.
3. **DECLARATIONS OF INTEREST** – None.
4. **MATTERS ARISING** – Clerk to check TDBC Planning Minutes re. 12 Town Close.

5. APPLICATIONS FOR COMMENT BY NORTH CURRY PARISH COUNCIL

24/16/0059 – Replacement of flat roof with pitched roof over restaurant & skittle alley at The Canal Inn, Langport Road, Wrantage (retention of work already undertaken) – The Chairman explained the application and, after discussion, proposed the Parish Council support the application with a proviso re. the roofing tiles. Mrs Stodgell seconded the proposal, which was passed. The Chairman proposed the following comment be included in the response: “The Parish Council supports the granting of permission but feels strongly that the roof tiles, especially on the sections visible from the A378, should be reclaimed double roman clay tiles to match existing”. Mrs Stodgell seconded the proposal, which was passed.

24/17/0010 – Erection of an agricultural building for housing of livestock and storage with associated hardstanding, access track and access onto highway on land at Newport Farm, Newport Road, North Curry (amended scheme to 24/16/0038) – The Chairman explained this application and the previously approved application. **Corr. P1039 Comments from Croft Cottages re. appn. 24/17/0010** was noted. Residents present expressed the following concerns; runoff from the building and hardstanding would increase the risk of flooding, objection to the position given the size of the field and concern there could be further development around the barn; the view that agricultural buildings had to be 300m from a dwelling; that the barn was 100m from 10 houses; light pollution from the floodlit frontage. After full discussion the Chairman proposed the Parish Council object to the application, Mr Jeanes seconded the proposal, which was passed. The Chairman proposed the following comments be made:

1. There is no proof of requirement for the building to be in this position in the 120 acre field.
2. Close proximity to 12 rural properties and in the view of others.
3. Concern that run-off from the building and hardstanding could exacerbate flooding in the area.
4. This site is in an even worse location than the approved site due to the increased number of houses affected.
5. Removal of the hedgerow.
6. The site is in open countryside.

If TDBC are minded to approve the application, the Parish Council request most strongly that the following conditions be applied to the approval:

1. Any lighting is internal only and sited well within the building to ensure light doesn't shine out of the building.
2. The provision of landscaping to the north of the building.

3. In order to avoid unnecessary disturbance of neighbours, farm traffic accessing the site to be limited to no earlier than 7.00a.m. and no later than 6.30pm during the winter.

Mr Jeanes seconded the proposal, which was passed.

8.20 pm H. Wood, C. Henderson, M. Hill, M. Codrington, L Codrington and A. Greasley left the meeting.

24/17/0016 – Replacement of dormer with erection of first floor extension to the rear of Woodlea, Newport Road, North Curry – The Chairman explained the application. It was noted that the bathroom window would have obscured glass, that there was a current planning permission for a less sympathetic design and that the neighbours were reported by the applicants not to object to the proposal. Mrs Stodgell proposed the Parish Council support the application, the Chairman seconded the proposal, which was passed. The Chairman proposed the following comment be included: “The Parish Council supports the granting of permission preferring the present proposal to the original approved one 24/2006/019.” Mrs Stodgell seconded the proposal, which was passed.

6. TO CONSIDER PARISH COUNCIL RESPONSE TO PROPOSED NEXUS 25 STRATEGIC EMPLOYMENT SITE

Corr. P1040, 1041 and 1042 D.Walker, C. Vaughan & D. Akerman comments re. Nexus 25 were noted. Each question of the consultation was discussed and responses voted on: Qu. 1 was details.

Qu. 2 – Re. offering employment opportunities not currently available in Taunton. It was considered that unused sites in Taunton should be used up first. Mr Cable proposed the response be “no”. Ms Smith seconded the proposal, which was passed by 4 votes for, 2 against and 1 abstention.

Qu. 3. Re. other appropriate employment uses for the site. Mrs Stodgell proposed Mr Walker’s response “The site should be reserved for businesses that can benefit from its strategic location adjacent to the junction of the M5 Motorway and A303/A358 SouthWest Expressway, and that require extensive premises that cannot be accommodated in existing Taunton business locations. General offices within B1 use class should be subjected to sequential testing for site availability at Blackbrook Business Park, Taunton town centre, Firepool and other established employment sites. Similarly, car showrooms should be directed to the existing site at Obridge. Retail outlets should be directed to Hankridge, the town centre or Firepool, though there may be a case for allowing a motorway service station specialising in local produce - in the style of Gloucester Services on the M5” be used. The Chairman seconded the proposal, which was passed.

Qu. 4. Re. attractiveness to new employers. Mrs Stodgell proposed the response be “yes”. Mr Jeanes seconded the proposal, which was passed.

Qu. 5. Re. most important aspects of the proposed scheme from a given list. Ms Carter proposed the options in order of preference be; the proposed bridge, the good public transport, cycle & pedestrian access and green infrastructure/landscape framework, Cllr. Stone seconded the proposal. Mrs Stodgell proposed the options should be the proposed bridge, high quality digital infrastructure and green infrastructure. Mr Cable seconded the proposal. A vote was taken on Ms Carter’s proposal, which was passed by 4 votes for and 3 against.

Qu. 6. Mr Cable proposed crèche facilities and transport links to new local developments be “incorporated into the proposed masterplan”. Ms Smith seconded the proposal, which was passed.

Qu. 7. Ms Carter proposed the answer be “yes” the Parish Council did have concerns regarding the proposed development. The Chairman seconded the proposal, which was passed.

Qu. 7a. Ms Smith proposed the following further details to concerns: 1. Access to and from the site is unclear and would further congest local roads unless a suitable road scheme is in place before development commences. 2. There is concern that the proposal breaches the psychologically important M5 barrier to further eastwards development of Taunton into open countryside and areas of landscape importance. 3. The site would reduce the likelihood of employment use at Monkton Heathfield, Firepool and other brownfield sites.

Cllr. Stone seconded the proposal, which was passed.

Qu. 8. Cllr. Stone proposed “any other comments” should be: This site will be suitable when all the A303/A358 road structure is in place. In the meantime employment sites within the town centre should be used. Mrs Stodgell seconded the proposal, which was passed.

9.12 Ms Carter and M & A Pettit left the meeting.

7. PERMISSIONS / REFUSALS RECEIVED -

24/16/0053 Change of use and conversion of stables to holiday unit at Birds Farm, Knapp, North Curry – Refused - Noted.

24/17/0002/LB Various external and internal alterations at Lillesdon Farm, Lillesdon Lane, North Curry (part retention of works already undertaken) – Granted - Noted.

24/17/0006 – Erection of two storey and single storey extension to the rear of 6 Oxen Lane, North Curry - Granted - Noted.

24/17/0014/T Notification to fell two Apple trees, one Maple and one Poplar and to carry out management works to one Judas Tree and two Apple trees within North Curry Conservation Area at 1 Stoke Road, North Curry – Granted - Noted.

8. PLANNING CORRESPONDENCE – Corr. P1039 - 1042 covered above.

Corr. P1043 R. Lander & M. Bale re. St James Court landscaping enforcement – Noted. Cllr. Stone summarised the current situation regarding a revised landscaping proposal that Mr Higdon had agreed to.

Corr. P1044 TDBC re. time of Appeal Hearing re. Manor Farm appn. 24/15/0053 - Noted

9. MATTERS FOR DISCUSSION – Mr Jeanes informed Cllr. Stone that he thought the felled trees along White St. were dead elm trees.

There being no further business the meeting closed at 9.30p.m.