

**Minutes of the Planning Committee Meeting of North Curry Parish Council
held in the Village Hall on Wednesday 31st October 2018 at 7.30 p.m.**

Present: Mr Turner (Chairman), Mr B Jeanes Mrs C Vaughan, Mrs C D Stodgell, Mr G Cable, Mrs J Leader, Mrs M Burt and Ms Smith.

Members of the Public: Cllr. P Stone + 20 members of the public.

1. **APOLOGIES** – None.

2. **TO APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 29th AUGUST 2018** – Mr Jeanes proposed the minutes were a true record of the meeting, Mr Cable seconded the proposal, which was passed.

3. **DECLARATIONS OF INTEREST** – The Chairman declared an interest re. application 24/18/0032 as his property adjoined the site. Mrs Vaughan would Chair this element.

4. **MATTERS ARISING** – None.

5. **APPLICATIONS FOR COMMENT BY NORTH CURRY PARISH COUNCIL**

24/18/0032 – Change of use of land and buildings to mixed use residential and dog rescue centre at Priory Farm, Birds Farm Lane, Knapp, North Curry (retention of works already undertaken) – Mr Turner left the meeting. Mrs Vaughan explained the application, it had not been possible to arrange a mutually convenient site visit. **Corr. P1098 C. Vaughan & P. Stone re. appn. 24/18/0032 and footpath diversion, P1099 P. Stone re. appn. 24/18/0032 and footpath diversion and P1100 P&S Hodgkin comments re. appn. 24/18/0032, Priory Farm** referred. It was noted that the footpath had been diverted without permission by the owner of the property, not the applicant, but that this diversion was not declared in Section 6 of the planning application. At Section 18 of the application mention was made of an outbuilding of 40 sq. m. but no details were given. At Section 19 the change of employees from none to 2.5 was noted. The comments on the TDBC website were noted. Comment was made that dogs had appeared to be living in cars in the past and concern was expressed that there were not adequate facilities at the property to run a dogs home. Concerns from residents included noise, increased traffic, possible lack of maintenance of the footpath if not officially diverted, intimidation when meeting large groups of dogs being exercised and dogs escaping. After full discussion Mrs Stodgell proposed the Parish Council object to the granting of permission, Mr Cable seconded the proposal which was passed. There was discussion of the comments to be given, after which Mrs Stodgell proposed the following comments be made:

1. Noise - the noise from Priory Farm is unacceptable being frequent, highly intrusive and occurring from early morning to late at night. This affects a large number of properties, there being 25+ properties within 500m of Priory Farm, (hardly a “sporadic hamlet”). The noise is not temporary as stated in the Agent’s letter as there is a continual changeover of dogs due to the nature of the business.
2. The Parish Council has no detail of the sound-proofed building mentioned in the application.
3. There is a public footpath in existence directly behind the house which has been blocked and diverted without permission. It would be difficult to enforce the maintenance of the footpath if it is not an official diversion. Even with the diversion there is risk of coming into contact with the dogs as they access the land associated with Priory Farm.
4. Health and Safety – the source of many of the dogs means they would be unsocialised and pose a greater risk to the public and livestock. The number and nature of the dogs being exercised at one time is causing people to feel intimidated when meeting them

while using the footpath across the farm and on surrounding paths. There are also a number of reports of dogs having escaped and being loose without the owner's knowledge.

5. Highways concerns – the use of this property as a rescue centre has led to an unacceptable increase in traffic on a narrow, single track lane, with larger vehicles being reported to having to reverse up or down the lane to access the property due to lack of turning space near the farm.
6. There is concern that this is a residential property that has not got the necessary facilities for a dog rescue centre. (It is noted that, in addition to rescue dogs waiting for rehoming, the Rushton Rescue Centre website suggests that a further 25 dogs, that the applicant doesn't want to part with or that aren't suitable for rehoming, are resident at the property on a long term basis.)
7. The Parish Council has concern about the accuracy of the application and Agent's covering letter, bearing in mind this is a retrospective application. These include:

At item 6 of the application form, the proposal does require a diversion of a right of way, the currently approved right of way passes directly behind the property but has been unofficially diverted.

Item 18 refers to a 40 square metre outbuilding but doesn't give any detail of the building.

Item 19 indicates there are currently no employees despite being operational for some time, but that there will be 2 full time and one part time employee in future, it is unclear why there is this proposed change in employees.

The agent claims that "most of the land comprises woodland" and this is indicated on the site plan, however this is not the case. The "woods" are open fields with occasional trees, with one very small area of woodland at the end, this does not serve to muffle the noise of the dogs in any way as claimed.

Mrs Leader seconded the proposal which was passed. 8.20pm 8 members of the public left the meeting and Mr Turner returned to and resumed Chairing the meeting.

24/18/0036 – Erection of single dwelling and garage on land north of The Warren, Stoke Road, North Curry

The Chairman explained the application, noting that the access lane was in the ownership of the applicant and the applicant said he was going to make the access lane wide enough for two way traffic where possible. The Chairman summarised **Corr. P1101 K & L Gibbs comments re. appn. 24/18/0036, The Warren** and the other comments on the TDBC website, concerns including the impact on the Conservation Area, the effect on the wildlife, the effect on the garden wall, increased traffic onto Stoke Road and loss of privacy. The applicant confirmed to Cllr. Stone that he would be happy to plant trees to replace those that had to be felled. After full discussion the Chairman proposed the Parish Council support the granting of permission with the following comments: "The Parish Council would like to see the following conditions of approval:

The planting of additional screening for neighbours along Stoke Road.

Any trees that are removed are replaced in a more suitable location with others of a native species.

To maintain screening, any trees lost on the boundary between the house and Manor Field are replaced by additional native trees on that boundary."

Mrs Burt seconded the proposal, which was passed. 8.55pm - 3 members of the public left the meeting.

24/18/0039 – Change of use of land from agricultural to equestrian with formation of a riding manege and erection of a stable block, improvements to access with formation of associated parking and hardstanding on land at 2 Borough Post, North Curry – The Chairman explained the application, noting that it was for the applicants personal use. He summarised **Corr. P1102 J. Heuff supporting comment re. appn. 24/18/0039, 2 Borough Post** and **P1103a-e Five letters of objection re. appn. 24/18/0039, 2 Borough Post** and comments on the TDBC website, concerns including the large size and resultant impact on the North Curry Ridge, light pollution from the floodlights, smell and flies from stored waste, noise, proximity to and impact on adjacent houses that would be squeezed between the busy road and this building and safety concerns re. the entrance. Comment was made that the current parking for the property was not safe. Comments from the public stressed the location of such a large building was inappropriate, particularly given the size of the field and other available location. After full discussion the Chairman proposed the Parish Council object to the granting of permission with the following comments: “The Parish Council are happy with the concept of a stable in the field but the proposed location would be damaging to the visual amenity of the ridge and the near neighbours. If Taunton Deane are minded to approve the application, the Parish Council ask that appropriate restrictions on the hours of use be put in place to avoid unnecessary light pollution and disturbance.” Mrs Vaughan seconded the proposal, which was passed. 9.35pm 8 members of the public left the meeting.

24/18/0040 – Variation of condition no.s 01 (approved plans) and 04 (landscaping design) of application 24/15/0039 on land at Overlands, North Curry – Corr. P1104 Papers amending appn. 24/18/0040, variation of conditions re. appn. 24/15/0039 at Overlands referred and the amended plan were used. Cllr. Stone requested that where trees planted as part of the landscaping of the development had died, they should be replaced. After discussion, Mr Jeanes proposed the Parish Council support the granting of permission with the following comments: “North Curry Parish Council supports the granting of permission in principle but considers the planting to be too dense and that the same area should be planted but with fewer trees. The Parish Council would also like to see the omission of any cider varieties of apple tree and the choice of dessert apple varieties to demonstrate a better range of ripening times.

The Parish Council ask that the shrub planting adjoining no. 30 Loscombe Meadow leave sufficient space for the necessary equipment to maintain the ditch along the site boundary to gain access.

The Parish Council also ask that those trees that were planted as part of the original planting scheme which have subsequently died be replaced.”

Mrs Stodgell seconded the proposal, which was passed.

6. PERMISSIONS / REFUSALS RECEIVED -

24/18/0018 – Change of use of land from agricultural to domestic, alterations to domestic and agricultural accesses and erection of domestic garage/store at Braemar, Knapp, North Curry – Granted - Noted.

24/18/0024 – Erection of replacement single storey side extension at Underhill Cottage, 8 Windmill Hill, North Curry – Granted - Noted.

24/18/0025 – Change of use of land from agricultural to equestrian with formation of horse arena for private use on land at Moor View Cottage, Combe Lane, Knapp, North Curry – Granted - Noted.

24/18/0027 – Change of use of land from agricultural to equestrian with the erection of a 5 bay framed barn and formation of concrete yard on land opposite Scallard House, 35 Greenway, North Curry – Granted - Noted.

24/18/0028 Change of use of land from agricultural to domestic with erection of a single storey annexe extension and detached garage/workshop at Borough Cottage, Higher Knapp, Knapp, North Curry – Granted - Noted.

24/18/0030 – Erection of a single storey extension to the rear of 10 Stoke Road, North Curry – Granted - Noted.

24/18/0033 – Change of use of ancillary accommodation to self-contained annex at Birds Cottage, Knapp, North Curry – Granted - Noted.

24/18/0034 - Conversion of barns into 2 No. holiday lets at Orchard Farm, Higher Knapp Lane, Knapp, North Curry – Granted - Noted.

24/18/0035/T – Notification to fell one mulberry tree within North Curry Conservation Area at The Grange, 2 Stoke Road, North Curry – Decision of no objection - Noted.

7. PLANNING CORRESPONDENCE –

Corr. P1105 B. Jeanes, A. Turner & Clerk re. footpath from Lockyers Field – It was noted that SCC were not allowing the proposed footpath into Knapp Lane from Lockyers Field on safety grounds. Mr Jeanes proposed the Parish Council write to SCC expressing concern that the footpath had failed on the initial safety audit when no concerns had been raised at the planning stage. The Chairman seconded the proposal, which was passed.

Corr. P1106 R. Lander to TDBC re. felling of trees at 16 Town Farm – Noted.

Corr. P1107 A.M. Galllott (TDBC) re. Householder Applications – It was noted that the Parish Council were not invited to comment on these applications.

8. MATTERS FOR DISCUSSION – There were no matters for discussion.

There being no further business the meeting closed at 10.02 p.m.