

**Minutes of the Planning Committee Meeting of North Curry Parish Council
held in the Village Hall on Wednesday 27th November 2019 at 7.30 p.m.**

Present: Mr Turner (Chairman), Mrs Stodgell, Mrs Leader, Mrs Vaughan, Mr Fugett, Ms C Smith, Mr Cable, Mrs Griffiths, Mr Jeanes.

Members of the Public: Mr Meehan, Mr Burnard, Mr & Mrs Carter, Mr Oldfield, Mrs Poulson, Cllr. Stone.

- 1 **APOLOGIES** – None
- 2 **TO APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 30th OCTOBER 2019**
Mrs Stodgell proposed the minutes were a true record of the meeting; Mrs Vaughan seconded the proposal, which was carried. Mr Jeanes abstained.
- 3 **DECLARATIONS OF INTEREST** – Ms Smith declared an interest in Item 4, matters arising, application 24/19/0043/LEW.
- 4 **MATTERS ARISING – 24/19/0043/LEW.** Application for a Lawful Development Certificate for the existing use of 26 No. static caravan pitches to be tenanted by residents who do not define themselves as being of gypsy or nomadic habit at Stoneyhead Caravan Park, Langport Road, Wrantage – **APPLICATION WITHDRAWN.** The Chairman explained that this application was discussed in the last meeting as a correspondence item, but did not feature as an agenda item and therefore wanted to ensure the update on this was clearly noted on the meeting agenda for transparency.
- 5 **APPLICATIONS FOR COMMENT BY NORTH CURRY PARISH COUNCIL**
24/19/0045/LEW Application for a Certificate of Lawful Development for the existing use of the annexe as a separate dwelling at Woodside, Newport, Wrantage. The Chairman explained the application, which had been existing as two separate dwellings for some time, and the application has been submitted to formalise this. The Properties (main house and annex) function entirely separately, having separate council tax, and separate drives. The applicant resides opposite Woodside, and although plans to make some improvements, he will leave the exterior features unchanged. Mr Fugett raised the question of how the land would be split if the two properties were subsequently sold; the applicant confirmed it would be split directly in half for each property. The Chairman proposed the application be supported, seconded by Mrs Stodgell, which was carried.

24/19/0046 Erection of 1 No. bungalow with detached garage on land to the rear of 16 Town Farm, North Curry. The Chairman described the history of the site and its previous applications, explaining that this latest version came with an ecological survey report. After much discussion, the following comments were made;

North Curry parish Council strongly object to this application.

- The Parish Council believes the Section 106 Agreement/Covenant of the Town and County Planning Act 1990 is still binding and would expect Somerset West and Taunton Council Planning to abide by that.

2.2 “ *the Developer shall not construct or permit to be constructed upon the Public Open Space Land as so defined any building or other structure whatsoever (other than hedges or fences dividing individual garden areas such fencing to be approved in writing to the council)*”

6. “*The developer hereby agrees (in consideration of the agreement by the Parish Council and the Council in clause 2) that*

6.1 *any area of land retained as paddock will be maintained in good agricultural order*”

- The Parish Council understood that the Planning Authority were not happy with the ecological finding of the previous application. The applicant has now undertaken an ecological survey,

which has involved removing all important species, and completely cleared the site to prevent any repopulation of wildlife at all. To emphasise these points raised we refer to the comments made by Mr Gareth Clifford, Planning Officer *‘The proposed development by reason of the design and location would be an inappropriate development in a backland location on historic orchard land that will result in the permanent loss of an historic orchard area contrary to policy ENV1 of the Site Allocations and Development Management Plan and replacement planting is not considered to offset this and it would be detrimental to the character and appearance of the area contrary to policies CP8 and DM1d of the Core Strategy. In summary, the development would result in the loss of an historic orchard area that acts as a green buffer between residential developments within the village. A bungalow here would be backland development out of keeping with the character of the area and while the access is considered suitable for an additional dwelling the harm to the character of the area is not considered to be outweighed by the benefit of a single bungalow.’*

- The Parish Council still feels that the visibility splay onto Knapp Lane is substandard, especially now a fence on the Northern side of the entrance has been erected. The PC also notes that a previous application at Knapp Lane Acre was refused partly due to access visibility issues. *24/14/0011 – (Appeal Decision APP/D3315/A/14/2229087)*, comments from Highways Safety, *‘16. The highway authority seeks visibility splays of 2.4 m x 43 m to the east, and 2.4 m x 59 m to the west.’*

... *‘17. The junction with Knapp Lane lies within an area where the national speed limit applies. For vehicles leaving the site, visibility at the junction with Knapp Lane is severely restricted’* The PC feels this site also does not meet these requirements.

The traffic flow along Knapp Lane has increased since the Lockyer’s Field Development with Strongvox stating the following in relation to adding a footpath to Knapp Lane. *‘Following an additional speed survey, undertaken in December 2018 at the location where the footpath connection is due to be made, that 85th % tile of the speed in both directions on Knapp Lane is 25 mph. This is a significant increase on the previous speeds of 18-20 mph, on which the original visibility splays were based’*

The above comments were proposed by Mrs Leader, seconded by Mrs Vaughan, which were carried.

Mr Fugett proposed that in conclusion, an additional comment be made that the applicant appears to have scant regard for planning procedure; this was seconded by Mrs Vaughan. The Chairman was against this comment and both Mr Jeanes and Mrs Stodgell abstained.

HIGHWAYS ACT 1980 - Proposed diversion of footpath T 17/39 in the Parish of North Curry. The Chairman explained the application and after some discussion proposed the Clerk write back to Mr Lloyd of Somerset County Council stating North Curry Parish Council has no objections but would like to see the stile at point A reduced in height by the removal of the top rails, Mr Cable seconded the proposal, which was carried. Mr Fugett abstained

6 PERMISSIONS / REFUSALS RECEIVED

24/19/0027 Replacement of barn with the erection of 1 No. single storey dwelling with mezzanine at Birds Farm, Higher Knapp Lane, Knapp, North Curry - **CONDITIONAL APPROVAL**

7 PLANNING CORRESPONDENCE – None

8 MATTERS FOR DISCUSSION – None

There being no further matters to discuss, the meeting was closed at 8.55pm