

**Minutes of the Planning Committee of North Curry Parish Council  
Held via Zoom on Wednesday 31<sup>st</sup> March 2021 at 7.30 p.m.**

**Present:** Mr T Turner (Chairman), Mrs T Stodgell, Mrs C Vaughan, Mr B Jeanes, Mr G Cable, Mrs J Leader. Mrs C Smith, Mrs H Griffiths.

**Members of the Public:** 5.

**1 APOLOGIES** None

**2 TO APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON THE 24<sup>th</sup> FEBRUARY 2021.**

After 2 corrections. Re 24/21/0008. Spelling correction replace proceeding to preceding  
Remove the word “plus” before item starting 24/21/0061 in item 7 then in correspondence  
Local Plan to 2040.. Manor field. Move the word plan to after when and remove the word it  
so as to read “as they have in the past when plans have been put forward”

Mr Jeanes proposed. Seconded by Mrs Leader and carried as a true record.

**3 DECLARATIONS OF INTEREST.** None.

**4. MATTERS ARISING.** There were no matters arising but Mr D Walker asked if it was possible to discuss item 7 Planning Correspondence 8 as he was unable to attend later in the meeting. The Chairman agreed and Mr Walker asked for further information regarding retail and warehouse development. As Mrs Smith had raised the subject the Chairman invited her to reply. She explained that due to Covid 19 more and more people are working from home and appears that this is a policy to continue but unfortunately there are very few small unit to rent in rural areas. Mr Walker offered to look into the subject re the Local Plan 2040.

**5, Applications for comment by North Curry Parish Council**

**24/21/0005** revised application for: Change of use of land from agricultural to equestrian with formation of riding arena at Snellgroves, Combe Lane, Knapp, North Curry (retention of works already undertaken).

The Chairman explained that following the previous planning meeting when discussion of this application took place the applicants have taken the decision to withdraw the included lighting scheme. The Chairman proposed that following this amendment The Council supports the application but still with the comment asking for planting of replacement fruit trees. This was seconded by Mr Cable and carried.

**24/21/0010** revised application for: Demolition of garage and erection of a single storey extension with conversion of loft space to ancillary accommodation at Barcroft, Langport Road, Wrantage.

The Chairman explained this was an application we supported at the previous planning meeting, but was resubmitted after SW&T Council requested the extension be made subservient to the existing property and stepped back.

Planning permission has now already be given by SW&T.

**24/21/0012** Erection of an agricultural building for the storage of machinery and fodder at Haymoor House, Moor Lane, North Curry.

After explaining its location the Chairman went through the application. The agent Mr Baker spoke further. After much discussion regarding its large size, position and impact. Mr Cable proposed we object to the application adding comments that the Parish Council considered it larger than necessary for this small plot of land (2.4 acres). Building materials proposed were totally out of keeping for a position on the edge of a village, the scenic value of the area, would be seriously impacted and would be

detrimental to the Church and its surroundings. This was seconded by Mrs Vaughan and carried.

**24/20/0056** Change of use of adjoining farmhouse structures to residential, demolition of farmhouse and adjoining structures, erection of replacement farmhouse with self-contained annexe for dependant relative and demolition of adjacent car port structure with erection of garages and removal of concrete wall to entrance at Bowldish Farm, West Sedgemoor Road, North Curry

The Chairman detailed its location and went through the application. After full discussion The Chairman proposed we support the application with note that The Parish Council are pleased to learn the Applicant is making every effort to ensure the new building's appearance reflects the building it is replacing. Mrs Leader seconded this proposal and it was carried.

**24/21/0006** Erection of a garden room at Howards End, Lillesdon, North Curry (retention of works already undertaken).

The Chairman explained the application and the work already carried out adding that there was to be a thatched roof. Following discussion on its location, size and questioning being a Garden Room. The Chairman proposed we objected to the application stating there was concern with its proposed function as a garden room having a large external chimney for a fire place, the building appears large and very visible near the boundary and being so close to the main house and not in keeping. Mr Jeanes seconded this proposal and it was carried.

**24/21/0015** Demolition of a single storey extension and erection of a replacement single storey extension to the side and rear of 16 Town Farm, North Curry.

The Chairman explained the application and after discussion and input from the applicant Mrs Carter proposed we support this application, seconded by Mr Cable it was carried.

## 6 Permission/Refusals received

The Chairman went through the permissions/refusals.

**24/21/0007** Replacement of conservatory with the erection of a single storey extension to the rear of 35 Overlands, North Curry – Decision of Approval was made 16/03/2021

**24/21/0009** Erection of single storey extension to the rear of 14 Stoke Road, North Curry – Decision of Conditional Approval was made 12/03/2021

**24/20/0060** Erection of open veranda to end of coffee shop at North Curry Community Coffee Shop, Town Farm Community Stable, Town Farm, North Curry – Decision of conditional Approval was made 19/02/2021

**24/20/0037** Change of use of land from agricultural for the revised siting of 3 No. Shepherds Huts for holiday accommodation at Nythe Farm, Nythe Farm Lane, North Curry (retention of works already undertaken) – withdrawn

**24/21/0004/LB** Creation of internal lobby to front entrance door at 7 Stoke Road, North Curry – Decision of Conditional approval was made 12/03/2021

**24/21/0008/T** Notification to re-pollard a group of Lime Trees within North Curry Conservation Area at Town Farm House, The Pavement, North Curry – Decision of No Objection was made 18/03/2021

## 7 PLANNING CORRESPONDENCE

**Corr5. 24/19/0040LB** Replacement of garage and barn with the erection of a double garage with office and ancillary living accommodation at Snellgroves, Combe Lane. Knapp, North Curry – Withdrawn

**Corr6. 24/19/0041** Replacement of garage and barn with the erection of a double garage with office and ancillary living accommodation at Snellgroves, Combe Lane. Knapp, North Curry – Withdrawn

**Corr7.** Email re Building work at 13 Longs Field question if planning permission is required. The Chairman explained it had been reported there appears to be building works being carried out, Mrs Vaughan said she had viewed the site from the field behind and indeed building works were being carried out. It was agreed to contact SW&T planning for investigation

**Corr.8.** Email re Local Plan and the subject of retail and warehouse development in rural areas. Already covered earlier in the meeting.

**Corr.9.** Email SW&T planning re Planning Application 24/18/0047 Richmond House landscaping plan. The Chairman explained SW&T Planning department had replied re our request for this to be looked into and had asked for photographs of the site in question. The Chairman had visited and noting there were a few little plants added in a couple of places had forwarded photographs to them.

7. **MATTERS FOR DISCUSSION**

Cleaning road signs was discussed after Mrs Vaughan reported that when litter picking A window cleaner at Lillesdon had washed local road signs.

**There being no other business the meeting closed at 8.55pm.**