

**Minutes of the Planning Committee of North Curry Parish Council
Held at North Curry Village Hall on Wednesday 30th June 2021 at 7.30 p.m.**

Present: Mr T Turner (Chairman), Mrs T Stodgell, Mrs C Vaughan, Mr B Jeanes, Mrs J Leader, Mrs H Griffiths and Ms C Smith. **Members of the Public:** 17.

1 **Apologies:** Mr G Cable

2 **To approve the minutes of the last the Planning meeting held on 26th May 2021*:** Mrs Stodgell proposed the minutes were a true record of the meeting, this was seconded by Mrs Vaughan, and carried.

3 **Declarations of interest:** None

Elect Chairman of the Planning Committee: Mrs Stodgell proposed Mr Turner be Chairman, this was seconded by Mr Jeanes, and carried. Mr Turner confirmed that he is willing to stand.

Elect Vice-Chairman of the Planning Committee: Mr Turner proposed Mrs Vaughan be Vice-Chairman, this was seconded by Ms Smith, and carried. Mrs Vaughan confirmed she is willing to stand.

4 **Matters Arising:** None

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

24/21/0025 Change of use of ancillary accommodation into 1 No. residential dwelling at Withy Loft, The Pavement, North Curry (retention of works already undertaken):

The applicant Mr Mayor was present. The Chairman explained the application, the converted property is located up a lane behind the main house next to the Bird in Hand Pub. The property had been converted for many years as ancillary accommodation from the main house and Mr Mayor is now living at the property and wanted to legalise this to enable him to live permanently at the dwelling as a separately entity. After much discussion concerns were made regarding lack of parking and that a precedent could be set to encourage other ancillary properties to become separate dwellings. Mr Jeanes proposed that North Curry Parish Council objects to the application on the grounds that we don't think it justifies permission as it sets a precedent of more people going down a similar route, this was seconded by Mrs Stodgell, which was carried.

24/21/0026 Replacement of outbuilding with the erection of a three bay car port (two bays enclosed) with storage to the first floor at Hillview, Higher Knapp, Knapp, North Curry:

The applicant Mr Player, was present. The Chairman explained the application, the proposal is to replace existing flat roofed sub-standard outbuilding with a three bay timber framed with a slate pitched roof building (10mx7mx6m high). As the existing is located approx. 1.8m above the level of the drive on a raised section of the garden, the new building with its 6m ridge height would be very prominent (as existing only 2.3m). During a visit to the site the applicant explained that the ground level was to be reduced by 1.8m so the new ridge height would be very little different from the existing, whilst the applicant supplied the committee with a revised plan this was not displayed on the planning portal. It was also noted that roof lights would overlook the near neighbour, the applicant agreed that they could be moved to the opposite elevation. The Chairman proposed that the Parish Council objects to the proposals as shown on the submitted details as the new building would be very prominent. As modified plans are being submitted the Parish Council will review their decision when consulted, this was seconded by Mr Jeanes, which was carried.

24/21/0032 Erection of a two storey extension to the side of Denmans Hill Cottage, Stoke Road, North Curry:

Mr & Mrs Aplin the applicants were present. The Chairman explained the application, the proposed extension is to be built on the North Curry side of the cottage matching the eaves and roof height of the existing property. The extension will be on the area that was formally a third cottage which was demolished. After a discussion, Mrs Stodgell proposed that North Curry Parish Council supports the application, this was seconded by Mrs Leader, which was carried.

24/21/0034 Redevelopment of land to form private fishing pond on land off West

Sedgemoor Road, Helland, North Curry: The Chairman explained that a lot of work had gone in to the preparing the documents for the application. The proposal is to create a fishing lake 2.6 acres, taking 19,043 tonnes of soil 10,029 loads away on a tractor and trailer taking approx. 23 weeks. The area at the Helland end of the field will be planted with Willows for cropping and the other end will be planted the same. Another island and areas around the lake will be planted with native species. Also included is a raised bark path around the lake, car parking and two timber clad storage containers. Members of the public raised several points objecting to the proposal listed in brief below:-

- 1) Existing planning permission 2008 small wildlife pond in the site stated not to be “fish pond” and existing levels to remain untouched.
- 2) Inappropriate development in a highly environmentally sensitive area. (SSI) and within RAMSAR.
- 3) Risk of flooding with escape of fish etc.
- 4) Many issues relating to traffic in and around the Helland area.
- 5) Excavation of the lake will lead to the removal of peat contrary to the latest government advice.
- 6) Possible disturbance from overnight fishing and no provisions for waste facilities.
- 7) Very little Community gain from the proposal.
- 8) Concern from the RSPB.

The applicants agent reassured those present that every effort would be made to cause as little disturbance to the surroundings and residents as possible and were possible enhance the habitat and the applicant would be happy to work with the community in any respect.

After much discussion considering all the points raised, the Chairman proposed the Parish Council objects to the application on the grounds it is destroying the unique ecological balance to this part of the Somerset Levels and involves the sensitive issue of a large quantity of peat needing to be excavated, this was seconded by Mr Jeanes, which was carried.

6 Permission/Refusals received

24/21/0012 Erection of an agricultural building for the storage of machinery and fodder at Haymoor House, Moor Lane, North Curry – Decision of Conditional approval was made 09/06/2021

24/21/0022 Erection of a two storey extension to the rear, replacement of porch to the front and associated works at Millclose, Langport Road, Wrantage – Decision of Conditional approval was made 21/05/2021

7 Planning correspondence

Corr: Email re Photos of gardens in Manor Field: Mrs Vaughan explained that some houses that back on to Manor Field have bought land encroaching in to Manor Field. After a discussion it was agreed to write to Somerset West and Taunton to ask their opinion on people taking in part of agricultural land as part of their gardens, as we are concerned.

Fivehead Parish Council sent in late correspondence regarding planning applications for Lower Listock Farm and Squirrelsmead Cottage for our attention as the properties were close to our adjoining boundary. It was agreed to forward the details of the email to the Planning Committee for their thoughts and comments. The Clerk to forward the email.

- 8 Matters for discussion:** Mr Jeanes highlighted that there was a problem in Canterbury Drive regarding land boundaries that the Parish Council should be aware of. *Mrs Vaughan expressed thanks to Bob Perry for replacing the new sticker on the Post office Defibrillator. Mrs Stodgell expressed thanks to the Clerk and Bob Perry for marking out the allotments.*

There being no further business the meeting closed at 9.25pm.

30th June 2021