

**Minutes of the Planning Committee of North Curry Parish Council
Held at North Curry Village Hall on Wednesday 28th July 2021 at 7.30 p.m.**

Present: Mr T Turner (Chairman), Mrs C Vaughan, Mr B Jeanes, Mrs H Griffiths and Mr G Cable.

Members of the Public: 2.

- 1 **Apologies:** Mrs T Stodgell, Mrs Leader.
- 2 **To approve the minutes of the last the Planning meeting held on 30th June 2021*:** Mrs Vaughan proposed the minutes were a true record of the meeting, this was seconded by Mrs Griffiths, and carried.
- 3 **Declarations of interest:** Mr Turner declared an interest in Item 5 planning application 24/21/0031.
- 4 **Matters Arising:** The Chairman explained we received a reply from SW&T from an email the clerk wrote asking to clarify the rules on purchasing agricultural land for expanding home owners gardens. SW&T stated planning permission would be required for the change of use of the agricultural land to domestic garden, this would be a full application with a fee of £462. After a discussion it was agreed to write to the appropriate home owners to make them aware of this ruling and to bring details of home owners who this may apply to, to the next meeting. The Parish Council to agree a letter to send.
- 5 **Applications for comment by North Curry Parish Council**

24/21/0031 Replacement of barn with erection of 1 No. dwelling at Birds Farm, Higher Knapp Lane, Knapp, North Curry (amended scheme to 24/19/0027): The applicant Mr R Case was present. The Chairman left the room having declared an interest. Mrs Vaughan the Vice Chairman explained the application, concerns were made about the ridge height of the new building which were not clear on the plans. Mrs Vaughan proposed the Parish Council defer their decision until the next Parish Council meeting 11th August 2021 and for Mr Case to bring more details. Also that we write to SW&T for an extension on our decision. This was seconded by Mr Jeanes, 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, The Chairman explained the application, at the last meeting the plans showing online were incorrect and the Parish Council had to defer their decision. He explained that the plans online are now correct, showing amended excavation to ensure the correct ridge height and the repositioning of the roof lights to the opposite side of the roof, so not to overlook the neighbours. The Chairman proposed that we support the application, this was seconded by Mr Cable, which was carried.

24/21/0020 Change of use of land from agricultural to domestic with erection of 3 bay domestic garage/store Braemar, Knapp, North Curry (amended scheme to 24/18/0018) (part retrospective) The Chairman explained the application, the previous planning application submitted showed some agricultural land included within the domestic curtilage, the new site plan excludes this agricultural land from the application. After a discussion the Chairman proposed to support the application and our comments remain the same as the previously submitted 17th May 2021. This was seconded by Mr Jeanes which was carried.
- 6 **Permission/Refusals received:** None.
- 7 **Planning correspondence:** A late email was received from SW&T regarding the Rules & Regulations for the purchase of agricultural land, covered above in item 4 Matters Arising.
- 8 **Matters for discussion:** Mr Griffiths asked how the planning application 24/21/0034 Redevelopment of land to form a private fishing pond on land off West Sedgemoor Road, Helland, North Curry was proceeding, The Chairman confirmed no correspondence has been received and most probably will go to a SW&T Planning Committee, but yet to be confirmed. Mrs Vaughan enquired if we had heard any more or received a planning application for 13 Longs Field, no correspondence had been received.

There being no further business the meeting closed at 8.20pm.

29th July 2021