

**Minutes of the Planning Committee of North Curry Parish Council  
Held at North Curry Village Hall on Wednesday 27<sup>th</sup> April 2022 at 7.30 p.m.**

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

**The Clerk Maria Perry, Members of the Public: 7**

**1 Apologies.** Mrs C Vaughan, Ms C Smith.

**2 To approve the minutes of the last the Planning meeting held on 30<sup>th</sup> March 2021\*.** Mrs H Griffiths proposed the minutes were a true record of the meeting, this was seconded by Mr Jeanes, which was carried.

**3 Declarations of interest.** None.

**4 Matters Arising.** None.

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

**24/22/0009 Demolition of part of boundary wall to the garage court of Manchester House, 6a Queen Square, North Curry. Mr D Walker and Mr A Hardwick were present for the application.** The Chairman explained the proposed planning application and the location. He explained a one metre section of the wall was to be removed and highlighted a comment from Highways stating they have no concerns as long as the same entrance has been maintained. Mr Walker confirmed the entrance would be 5 metres wide complying with Highways and it would be a highways safety conclusion to enable vehicles to reverse in the car park space and drive out on to the road. The Chairman proposed North Curry Parish Council supports the application, this was seconded by Mr Cable, which was carried.

**Mr D Walker and Mr A Hardwick left the meeting.**

**24/22/0014 Change of use of equestrian land to tourism with siting of 3 No. glamping pods with amenity space, parking and EV points on land northwest of 32 Greenway, North Curry.** Mrs K Baker the applicant was present at the meeting. The Chairman explained the location and the details of the application in detail. He read out a letter of objection from the Somerset West and Taunton planning site from Mr J Holland, explaining due the adjacent field being subject to long standing planning objection for a Gypsy Caravan site and making his family move on with nowhere to go, the pending decision could be prejudice against Gypsy people. After much discussion there were also concerns with noise for local residents when the hot tubs were in use. Therefore, the Chairman proposed North Curry Parish Council object to the application, whilst it is appreciated that this development could be of benefit to the Parish, the location of these temporary units with services immediately adjacent to the past rejected travellers site, which is subject to a planning injunction could cause some sort of precedent should proposal be made for this redundant piece of land in the future, this was seconded by Mrs J Leader, which was carried.

**Mrs K Baker, Mr C Baker, Mr H Hawks and Mr M Booth left the meeting.**

**24/22/0015/CQ Prior approval for the proposed change of use from agricultural buildings into 1 No. dwelling (Class C3) and associated building operations at Hill Farm, Combe Lane, Knapp, North Curry.** Mr J Peacock was present at the meeting. The Chairman explained the location and details of the planning application. He highlighted we had recently discuss previous applications for Hill Farm which we objected to. Since then a S106 agreement whereby the surrounding buildings to the dwelling are never to be used as intensive farming again and a demolition application had been submitted. After much discussion the Chairman proposed to support the application but still remains concerned about the additional traffic, of both construction and the future domestic use that this construction will cause on the narrow access roads, this was seconded by Mr Jeanes, which was carried. 1 abstained.

**24/22/0016/CQ Prior approval for the proposed change of use from agricultural buildings into 4 No. dwelling houses (Class C3) and associated building operations at Hill Farm, Combe Lane, Knapp, North Curry.** Mr J Peacock was present at the meeting. The Chairman explained

the application and describe the positioning and details of the 4 dwellings. He asked if Mr Peacock had anything to add and he explained the issues and concerns of both previous application had been addressed in these new application regarding demolition and the use of other surrounding buildings. After much discussion the Chairman proposed to support the application but is very concerned about the additional traffic, of both construction and the future domestic use that this construction will cause on the narrow access roads, this was seconded by Mr Jeanes, which was carried. 1 abstained.

**Permission/Refusals received:**

**24/21/0042** Erection of 1. Dwelling with annexe with replacement of shed with garage at High Elms Nurseries, Broad Lane, North Curry. Decision of Refusal was made 31/03/2022.

**24/22/0004** Erection of an extension to the rear of the garage to create a workshop and wash room space at 21 Greenway, North Curry. Decision of Conditional Approval was made 06/04/2022.

**24/21/0061** Change of use, conversion and alteration of redundant agricultural buildings into ancillary accommodation with demolition of sun room and erection of a two storey extension and change of use of land from agricultural to residential at Goulds Farm, Stoke Road, North Curry. Decision of Conditional Approval was made 08/04/2022.

**6 Planning correspondence.**

**24/22/0007** Replacement and enlargement of single storey extension to the rear of Manor farm, Stoke Road, North Curry. Proposal withdrawn 11/04/2022

**24/22/0008/LB** Replacement and enlargement of single storey extension to the rear of Manor farm, Stoke Road, North Curry. Proposal withdrawn 11/04/2022

**7 Matters for discussion.** Mrs H Griffiths mentioned the traffic congestion and mud on Moor Lane from the building works to Lantern Cottage. Mrs Stodgell explained it was being looked into after a complaint from a local resident. Mrs J Leader asked if we had ever heard the outcome of planning application 24/21/0025 Withy Loft, The Pavement the Clerk was asked to investigate. Mr G Cable asked if we had heard back re the Birds Cottage query regarding storage containers, the Clerk to chase a reply from SW&T Planning.

**There being no further business the meeting was closed at 08.45pm**