

## NORTH CURRY PARISH COUNCIL – PLANNING COMMITTEE

### MINUTES OF THE PLANNING MEETING HELD ON 29<sup>TH</sup> MARCH 2023 AT 7:30PM AT NORTH CURRY VILLAGE HALL

**PRESENT:** Mr Tony Turner (Chairman), Mrs Leader (Vice-Chairman), Mr Ian Fugett, Mrs Helen Griffiths, Mr Brian Jeanes, Ms Smith. One member of the public was present.

- 1) **To receive and approve apologies:** Apologies were received from Mrs Stodgell, Mr Hardwick, and Mr Cable.
- 2) **To approve the minutes of the last planning meeting held on 25th January 2023:** Mr Jeanes proposed the minutes were a true record, Mr Fugett seconded, and most were in favour with two abstentions due to absence from that meeting.
- 3) **Declarations of interest:** Ms Smith declared an interest in item 5, application 24/23/0010, and will refrain from voting.
- 4) **Matters arising:** None.
- 5) **Applications for comment by North Curry Parish Council:**

**24/23/0010:** *Erection of 1 No. dwelling with associated works at Stoney Ridge, Langport Road, Wrantage.*

Mr Turner explained the application, and there was a discussion on whether the build design was in keeping with the village. Mr Turner proposed to support the application with the following comment: "North Curry Parish Council supports the application but would prefer to see the windows of a single pane construction to be more in line with surrounding properties. The Parish Council would also like it to be ensured that the building is set as low as possible in the surrounding site". Mr Fugett seconded, and all were in favour bar one abstention from Ms Smith.

**24/23/0007:** *Erection of 5 No. dwellings (in lieu of 5 No. permitted residential barn conversions) with demolition of farm buildings at Hill Farm, Combe Lane, Knapp.*

Mr Turner presented the application and explained that there is already permission for five dwellings under class Q. The developer was also present to answer questions. The plans were viewed and there was a discussion on the style of the buildings and how they blend into the countryside. The footpath route was also discussed, as well as the height of the garages which could create space for extra rooms in the future. Sources of heating and insulation were discussed, and the developer explained that the project aims to be sustainable.

Mr Turner proposed to support the application with the following comment: "North Curry Parish Council supports the application but would like to ensure that solar panels are installed at a minimum of 4 kW per dwelling. There should also be bird boxes for swifts and owls- particularly Little Owls which are dwindling in population. A rainwater harvesting system would be appreciated, to provide water for outside taps, toilets, and laundry facilities. The Parish Council would also prefer to see ground source heat pumps instead of air source, due to the countryside location. There are also concerns that it would be more suitable for the footpath to not go through the centre of the development. The Parish Council also has concerns about the height of the garage roofs and suggest they should be reduced in height by at least one third". Mr Fugett seconded this proposal, and all were in favour.

#### **Permission/refusals received:**

**24/22/0040:** *Replacement and enlargement of porch to the front, widening of central dormer and replacement of uPVC windows with double glazed casement windows at Hunts End, Greenway, North Curry.* Decision of Conditional Approval was made on 02/02/2023.

**24/22/0061:** *Erection of a single storey extension to the rear with conversion of garage into ancillary accommodation at 5 Chapel Close, North Curry.* Decision of Conditional Approval was made on 07/02/2023.

**24/22/0042:** *Replacement and relocation of garage at Brooklands, Langport Road, Wrantage.* Decision of Conditional Approval was made on 15/02/2023.

**24/22/0056:** *Erection of straw store on land at Newport Farm, Wrantage, North Curry.* Decision of Conditional Approval was made on 17/02/2023.

**24/22/0059/LB:** *Installation of twin wall flue through the roof of Longs Cottage, White Street, North Curry.* Decision of Conditional Approval was made on 13/02/2023.

**24/22/0055:** *Siting of 3 No. shepherds huts with parking/turning area, private decking, service hut and sustainable drainage system with associated footpaths and landscaping on land at Higher Knapp Lane, Knapp, North Curry.* Withdrawn.

**24/22/0057:** *Erection of straw store on land at Newport Farm, Wrantage, North Curry.* Decision of Conditional Approval was made on 02/03/2023.

**24/22/0054:** *Formation of artificial badger sett including associated earthworks on land at Currymoor, North Curry.* Decision of Conditional Approval was made on 08/03/2023.

6) **Planning correspondence:** There was one piece of correspondence; a notice that application 24/22/0055 had been withdrawn, as seen in the list above.

7) **Matters for discussion:**

**Mrs Leader:** An annexe in the village that didn't receive planning permission for living in full time appears to still be being used as accommodation. The Clerk will investigate the application and whether there have been any updates.

**Mr Jeanes:** Asked if there were any updates on the camper vans at the bottom of thirteen bends. The Clerk has emailed the planning department following on from the previous incident, but has had no response.

**Mr Fugett:** Asked if there were any updates on a planning breach on White Street, where the applicant had been advised to submit a planning application. The Clerk shared that there had been nothing further, Mr Turner advised to wait another month then maybe contact the planning department to find out what was going on.

**The meeting concluded at 9:05pm.**