

NORTH CURRY PARISH COUNCIL – PLANNING COMMITTEE

MINUTES OF THE PLANNING MEETING HELD ON 31st JANUARY 2024 AT 7:30PM AT NORTH CURRY VILLAGE HALL

Present: Mr Tony Turner (Chairman), Mrs Jeanne Leader (Vice Chairman), Mr Graham Cable, Mr Adam Hardwick, Mr Brian Jeanes.

- 1) **To receive and approve apologies:** Apologies were received from Mrs Stodgell, Mrs Griffiths, Mr Fugett, and Ms Smith.
- 2) **To approve the minutes of the last planning meeting held on 29th November 2023:** Mr Hardwick proposed that the minutes were a true record; Mr Jeanes seconded, and all were in favour.
- 3) **Declarations of interest:** None.
- 4) **Matters arising:** None.
- 5) **Applications for comment by North Curry Parish Council:**

24/23/0046: *Erection of grain store, Phase 1, on land of Newport Farm, Wrantage.*

24/23/0047: *Erection of grain store, Phase 2, on land of Newport Farm, Wrantage.*

These two applications (24/23/0046 and 24/23/0047) were discussed together due to both being part of the same grain store. The applicant was present to explain the need for the grain store and to answer any questions. The size and location of the store were discussed. Mr Turner proposed the following comment “North Curry Parish Council supports the application but is disappointed not to see any screen planting incorporated to surround the buildings. The Parish Council would like to see this made a condition of approval, in addition to the hedge between the site and Croft Cottages which has been allowed to increase in height.” Mr Hardwick seconded, and all were in favour.

24/24/0002: *Demolition of barn and erection of 1 No. dwelling with associated works at Paynes Farm House, 4 Moor Lane, North Curry.*

Mr Turner explained that an outline application had previously been submitted and approved. The applicant was present to discuss details. The new building will include bat tiles and bee bricks; further environmental technology was discussed and strongly recommended by the Parish Council. Mr Turner proposed the following comment “North Curry Parish Council supports this application but would very much like to see PV solar panels, heat pump technology, and rain water harvesting included.” Mrs Leader seconded, and all were in favour.

Tree notifications received (notification only):

24/24/0001/T: *Notification to fell one spruce tree within North Curry Conservation Area at the Old Vicarage, Church Road, North Curry.*

The application was viewed, and Mr Turner explained that the applicant will plant another tree to replace the one that will be felled. It was felt there was no need to comment.

24/24/0003/T: *Notification to fell one Prunus tree within North Curry Conservation Area at Gwyon House, Church Road, North Curry.*

The application was viewed, and it was explained that the tree is dead and could fall and cause damage. It was felt there was no need to comment.

Permission/refusals received:

24/23/0044/T: *Application to carry out management works to one field maple tree and one birch included in Somerset West and Taunton (North Curry No.1) Tree Preservation Order 2022 at 2 Overlands, North Curry (SWT65). Decision of Conditional Approval was made by the Development Control Manager under delegated powers on 01/12/2023.*

24/23/0014: *Demolition of buildings and erection of 1 No. dwelling with associated works and change of use of land to residential at Moredon Farm, North Curry. Decision of Conditional Approval was made by the Development Control Manager under delegated powers on 15/12/2023.*

24/23/0040: *External alterations for works to convert the building to a flexible use (Class C1 guesthouse purposes) approved under 24/22/0022/CR at Orchard Farm, Higher Knapp Lane, North Curry. Decision of*

Conditional Approval was made by the Development Control Manager under delegated powers on 21/12/2023.

24/23/0042: *Widening of access with laying of hardstanding, siting of shipping container as welfare unit and installation of 15 No. solar photovoltaic panels with shed for battery storage at One Tree Farm, Knapp Lane, Knapp (retention of part works already undertaken).* Decision of Conditional Approval was made by the Development Control Manager under delegated powers on 20/12/2023.

- 6) **Planning correspondence:** The Clerk has been in contact with the developer of the Nine Acre Lane bungalow site about the state of the road again; a response was received explaining that the road will be repaired and tidied once all deliveries have finished, which should be soon. The developer will be in contact again once they know the date that repairs are likely to happen.

7) **Matters for discussion:**

Mr Jeanes: On a footpath crossing a field behind Backham Cottages there are about 6 horses which are very interested in walkers, and unfortunately a man was bitten on the arm and shoulder by one of them recently. Mr Jeanes will be in contact with the owners to discuss this.

The meeting concluded at 8:20pm.