

NORTH CURRY PARISH COUNCIL – PLANNING COMMITTEE

MINUTES OF THE PLANNING MEETING HELD ON 28th FEBRUARY 2024 AT 7:30PM AT NORTH CURRY VILLAGE HALL

Present: Mr Tony Turner (Chairman), Mr Graham Cable, Mr Ian Fugett, Mrs Helen Griffiths, Mr Brian Jeanes, and Mrs Tina Stodgell.

- 1) **To receive and approve apologies:** Apologies were received from Mrs Leader. Ms Smith and Mr Hardwick were also absent.
- 2) **To approve the minutes of the last planning meeting held on 31st January 2024:** Mr Jeanes proposed that the minutes were a true record, Mr Cable seconded, and all were in favour bar those absent from that meeting.
- 3) **Declarations of interest:** None.
- 4) **Matters arising:** None.
- 5) **Applications for comment by North Curry Parish Council:**

24/24/0007: *Replacement of conservatory with the erection of a single storey extension to the side of Boro Crest, Borough Post, North Curry.*

The Chairman presented the application and there was a brief discussion. Mrs Stodgell proposed to support the application, Mr Cable seconded, and all were in favour.

14/22/0051: *Installation and operation of solar farm together with associated works, equipment, and infrastructure on land at Ham Farm, Creech St Michael.*

This is the second amendment to this application; a member of the Ham Conservation Group (Mrs Owen) was present and explained that the applicant had a meeting with Wessex Water to discuss their objection and it was then withdrawn. Mrs Owen explained the Ham Conservation Group's concerns about the development. Mr Turner then proposed the following comment "North Curry Parish Council stands with its previous responses and wishes to add the following comments to its objection; this development would result in the loss of best most versatile agricultural land, a possible increased risk of flooding and limited access for emergency services during periods of flooding, and loss of valued landscape adjacent to Thornhill"; Mr Fugett seconded, and all were in favour bar one abstention.

Tree notifications received (notification only):

24/24/0005/T: *Notification to carry out management works to one pear tree within North Curry Conservation Area at Longs Cottage, White Street, North Curry.*

This application is a notification only, with no need to comment. The application was viewed and discussed, and it was decided there was no need to comment.

24/24/0006/T: *Application to carry out management works to one sycamore tree included in Taunton Deane Borough (North Curry No.1) Tree Preservation Order 1993 at Longs Cottage, White Street, North Curry (TD576).*

This application is a notification only, with no need to comment. The application was viewed and discussed, and it was decided there was no need to comment.

Permission/refusals received:

24/23/0016: *Conversion of outbuilding into ancillary accommodation at Rose Cottage, Oldway Lane, Wrantage.* Decision of Refusal was made by the Development Control Manager under delegated powers on 22/01/2024.

24/24/0001/T: *Notification to fell one spruce tree within North Curry Conservation Area at the Old Vicarage, Church Road, North Curry.* Decision of No Objection - Trees was made by the Development Control Manager under delegated powers on 07/02/2024.

24/24/0004/AGN: *Application for prior notification for the erection of an agricultural poly tunnel, lean-to extension to welfare unit and extension of access track on land at One Tree Farm, Knapp Road, North Curry.* Decision of Prior Approval Approved (No Conditions) was made by the Development Control Manager under delegated powers on 07/02/2024.

6) **Planning correspondence:** None.

7) **Matters for discussion:**

Mr Turner: In response to circulating the Polden Planning Affordable Housing Report; Mr Stone has mentioned the flooding problems in North Curry, however as they aren't suggesting building houses in North Curry this doesn't seem necessary at the moment. The Neighbourhood Plan will also address flooding. It was agreed Mr Turner will respond to Mr Stone saying that this comment isn't felt necessary at the moment.

Mr Jeanes: Flooding by the Methodist Church; there is a blockage in a water pipe that has been seen on camera, it may be one of or the only cause of blockage. Even when there's water flooding down the path there's only a trickle in manhole. The Parish Council isn't responsible for it but may be able to help it get sorted by finding out who is responsible. Drain jetting company could be used, the costs could be £198 + VAT an hour for initial look, with additional hours £130 + VAT. Mr Jeanes also called Public Rights of Way to see if they have any responsibility- they currently look after the nearby hedge and ditch. Mr Jeanes wants permission to find out who is responsible on behalf of parish council; this was agreed.

Mr Jeanes: North Curry Environment Group- not much has been done with the Biodiversity Duty policy yet. The group summarised that the land belonging to Parish Council itself includes the playing fields, wildlife area, village hall, and allotments. The group suggested a new clause in allotment agreement that tenants shouldn't use herbicides or pesticides unless absolutely necessary. The current allotment agreements are in place for 10 years now, but the Clerk could send out guidance letter with the April payment reminders. This will be an agenda item for the next Parish Council meeting.

The meeting concluded at 8:38pm.