

SAMPFORD BRETT PARISH COUNCIL
Extraordinary Meeting
19 February 2020



An extraordinary meeting of the Council was held in the Village Hall at 6.00pm

Parish Councillors Present: J Swan (Chairman), M Blazey, N Brodrick (Vice-Chairman), D Brooks and S Miles

In Attendance: 4 members of the Public, 1 Agent and Mrs T-A Biss (Clerk)

The Chairman, Cllr Swan, welcomed everyone to the meeting and introduced the incoming Parish Clerk, Mrs Tracey-Ann Biss.

The Chairman deferred the confirmation and (if approved) signing of the Minutes of the last Regular Parish Meeting held on Wednesday 5 December 2019 until the next Parish Meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr B Doyle and Mrs G Yandle (Clerk).

2. DECLARATIONS OF INTEREST

Cllr D Brooks regarding item 3.2 - direct neighbour.

3. PLANNING APPLICATIONS

- 3.1 ADB/28/20/001 Prior Approval for Change of Use of Agricultural Building to 1 No. Dwelling House (Class C3) and for Associated Operational Development, Thornes Farm, Weacombe Road, West Quantoxhead**

Following discussion it was resolved that the Parish Council had no objection to this prior approval application.

3.2 3/28/20/002 Demolition of Existing Lean-to Utility Room and Erection of Single-Storey Rear Extension Orchard Leigh, Brett Close, Sampford Brett, Taunton TA4 4JZ

Following the discussion it was resolved that the Parish Council had no objection to this planning application.

3.3 3/28/20/001 Change of Use of Land to Site Five Holiday Pods, with Associated Access Track and Parking Area – Land at Lower Thornes House, Luckes Lane, Woolston, West Quantoxhead, TA4 4LP

The Chairman gave an overview of the proposal.

Following the request from Applicant's Agent to address the meeting, the Chairman invited comments. The Agent clarified that the Applicant had included a wildlife survey for the site and proposed additional landscaping which would be indicative to the area. Items such as the "package treatment plant" would be clarified following discussions with Building Control. They believed lighting or noise would not be an issue.

The Chairman asked members of the Public if they wished to speak on this item. Four spoke of concerns with the applications. Reasons included number and size of Pods, detrimental visual impact near an area of AONB, increased noise and light pollution, additional traffic to Luckes Lane, development near a watercourse and setting a design precedent.

After listening to the comments from the Applicant's Agent and members of the Public; Members discussed the Application and the Parish Council resolved to object on the following grounds:

The Parish Council believes that the location, siting, scale and form of the proposed development would adversely affect the adjoining AONB and Brendon Hills.

The Application is ambiguous and lacking in clarification. The proposal does not identify the water course on the boundary of the site or any adverse impact; provide details of sewage and surface water run-off; indicate measures to eliminate light pollution; or clarification of occupancy i.e. seasonal.

The development is likely to generate additional traffic flow on Luckes Lane in the direction of the Staple Plain (West Quantoxhead).

In the Parish Council's opinion, the application does not meet the requirements of Policies OC1 and EC9 (1st bullet point) in the WSC Local Plan.

The meeting closed at 6.29pm.

Chairman's Signature: DJ Swan Date: 4th March 2020