

SAMPFORD BRETT PARISH COUNCIL

Minutes of the planning meeting held on 24th June 2019

in the Village Hall

To determine the Parish Council's response to planning application 3/28/19/005 for 4 bed detached dwelling and double garage, Crossways, Sampford Brett

Present: Parish Councillors: Mrs J. Swan (in the chair), Mr N. Brodrick, Mr M. Blazey, Mr. G. Day, Mr. S. Miles, Mrs D. Brooks. Also present were the applicants and two members of the parish.

1. Apologies for absence: Parish Councillors: Mr. M. Blazey and Mr B. Doyle.

2. Declarations of Interest: none.

3. Public Input: none.

4. Planning Application. Parish Council to determine their response to the application to erect a 4 bed dwelling and double garage, Crossways, Sampford Brett.

712. The Parish Council considered the application. They resolved to object to the application for the following reasons:

a. Sampford Brett is a small village which is classified as open countryside under Local Plan Policy SC1: Policy OC1 is therefore applicable. The proposed development is not in accordance with policy OC1 as the site is more than 50m from the continuous built up boundary of Williton (the boundary between Williton and Sampford Brett is close to the crest of Tower Hill coming out of Williton).

b. Building at this location would extend the footprint of Sampford Brett which is unacceptable.

c. Vehicles exiting the property onto the Rocks will have inadequate visibility when looking to the left.

d. The width of the proposed drive between the garage of Crossways and the neighbouring new property is inadequate. Even with part of the garage removed it will be too narrow for lorries (delivering building materials, emptying septic tank etc) or fire engines to get through.

e. Opportunities have been missed to make the proposed development more sustainable. Their design makes no provision for use of renewable energy or energy saving measures and requires the removal of a considerable number of trees.

f. Although not a material consideration, the claims of views of the Quantocks are spurious as any view will be blocked by the mature trees in the adjacent garden.

There being no other business the Chairman closed the meeting at 6.55pm.

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