

Agenda Item 8.1a

AXBRIDGE TOWN COUNCIL
Minutes of the Planning and Licences Committee held on
Monday 21st September 2009 at the Town Hall, Axbridge

Meeting Commenced: 6.45pm
7.25pm

Meeting concluded:

Present: Councillors B Hamblin (Chairman), Mrs P Ham, M Taylor and Mrs J Trotman together with Mrs V Brice, Town Clerk

Apologies for Absence: Councillors C Byrne and J Gall

P41/09 Minutes of the meeting held on 17th August 2009

RESOLVED: that the minutes of the meeting held on 17th August 2009 be approved as a correct record and signed by the Chairman.

P42/09 Declarations of Interest

Councillor Hamblin – declared a personal interest in the items relating to application 02/09/00013 Reservoir View Motel and to Bristol Airport, being Chairman of the Axbridge Chamber of Commerce of which both organisations are members.

No members of the public were present

P43/09 Planning Application (Appeal)

02/09/00013/DTR

Applicant: Reservoir View Motel
Proposal: Erection of log cabin to the rear of motel to provide additional accommodation.
Location: Land at Hazeldene and, Reservoir View Motel, Cheddar Road, Axbridge

The Clerk advised that an appeal had been lodged with the Planning Inspectorate against Sedgemoor District Council's refusal to grant planning permission for the log cabin. The Town Council had an opportunity to submit any further representations to the Planning Inspectorate.

RESOLVED: that the Council submits the following representation – “the District Council considered that the proposal, if approved, would result in an intrusive and visually harmful development to the detriment of landscape character and would further erode the countryside. However, members of the Town Council are familiar with this site and don't feel this to be the case. Furthermore, the application would promote tourism in this area at a realistic level and the Town Council, therefore, supports this application.

P44/09 Enforcement Issues

Footpath, Old Butchers' Yard – members raised this at the site meeting with officers from Somerset County Council who would check whether any “bond” funding had been made available. Members considered this to be unlikely and were appalled at the lack of action to resolve this matter. Enforcement action taken by Sedgemoor District Council had been ineffective and Somerset County Council appeared to be taking no further action until/unless the builders submit amended plans.

RECOMMENDATION TO COUNCIL - that a strongly worded letter be sent to the Chairman, Leader and relevant portfolio holder of Somerset County Council (copied to County Councillor Mrs Hill) giving a brief update on the history/requirement for this footpath as part of the planning permission, stating that the situation is totally unacceptable and insisting that this matter be resolved.

P45/09 Planning Decisions and Correspondence

Sedgemoor District Council – Planning Inspection - the planning service had been audited as being “fair, with uncertain prospects for improvement”. Several proposals were forthcoming including reconvening the forum every 6 months, seeking the views of applicants and improving the website.

Sedgemoor District Council – Survey of customers using Planning Service – this survey sought the Town Council’s views on the way in which the handrail application was dealt with. Members generally felt it took too long and that too much detailed information had been required.

RESOLVED: that the Clerk draft the response and circulate to planning members for comment.

Sedgemoor District Council – Training on Planning - Sedgemoor District Council had arranged two planning training sessions. Councillors Mrs Ham, Hamblin and Taylor wished to attend the training on 27th October in Shipham.

Sedgemoor District Council – Local Development Framework – consultation – Sedgemoor District Council’s Planning Policy Team would be addressing town councillors at a meeting just prior to the Council meeting on 19th October 2009 to present the Preferred Options Report. They would also be manning an exhibition in the Town Hall during the afternoon to consult with the public. It was suggested that the Town Design Statement should be available for consultation by then and that it would be useful to make this available at the same time.

RESOLVED: that the Clerk advise the Planning Policy Team that the Town Council would also like to have an exhibition in the Town Hall on the same afternoon to consult on the draft Town Design Statement for Axbridge.

Planning application re Bristol International Airport Expansion - Somerset County Council had provided the Clerk with a copy of their response to this planning application. Members felt that the response simply highlighted the likely impact on the A38 but did not suggest how this could be addressed.

RECOMMENDED TO COUNCIL : that a letter be sent to Somerset County Council, copied to County Councillor Mrs Hill, to ask how the consequences would be addressed and whether funding would be directed to provide the necessary infrastructure requirements for Somerset, particularly in respect of the A38.

02/09/00022 Erection of single storey rear extension, rebuild summerhouse, installation of windows and rooflights and internal alterations – Trelawney, 47 West street - Permission granted.

02/09/00023 Erection of part two storey, part single storey rear extension at 62 Houlgate Way – Permission granted.

02/09/00024 Re-painting front elevation and replacement of single pane with bay window to ground floor front window at 12 High Street– Permission granted.

02/09/00025 Conversion of loft to living accommodation including formation of first floor balcony at Sunny Mead, Cheddar Road – Permission refused.

Licensing Broadcast – a “webinar” would take place on the Licensing Act on 23rd October (£85)

Statement of Gambling Policy –A copy of Sedgemoor District Council’s reply to the comments made by the Town Council was available, upon request, and was passed to the Chairman for consideration.

Saved Planning Policies – the link was www.sedgemoor.gov.uk/index.aspx?articleid=420

Chairman Date