

**AXBRIDGE TOWN COUNCIL**  
**Draft Minutes of the Planning and Licences Committee held on**  
**Monday 14<sup>th</sup> December 2009 at the Town Hall, Axbridge**

**Meeting Commenced:** 6.10pm

Meeting concluded: 6.40pm

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

**Apologies for Absence:** Councillors C Byrne, J Gall and M Taylor

**P71/09 Minutes of the meeting held on 30<sup>th</sup> November 2009**

**RESOLVED:** that the minutes of the meeting held on 30th November 2009 be approved as a correct record and signed by the Chairman.

**P72/09 Declarations of Interest**

Councillor Hamblin – declared a personal and prejudicial interest in the planning application relating to 36 High Street (02/09/00037 refers) as the applicant is the Secretary of the Chamber of Commerce, of which he is Chairman.

**No members of the public were present**

**P73/09 Planning Application**

**02/09/00037/RM**

Applicant: Mr and Mrs D Maclay

Proposal: Installation of first floor window and reinstate door in front, East elevation, installation of first floor window, replacement windows and downpipe in West elevation, installation of replacement first floor window in South elevation and internal alterations to create first floor annexe accommodation

Location: The Lion, 36 High Street, Axbridge, BS26 2AF

The Clerk advised that, due to the interest declared, the meeting would not be quorate for consideration of this item and no decision could therefore be made. On the advice of the Somerset Association of Local Councils, the Clerk would explain this in the response to Sedgemoor District Council and just advise of the views of the members present.

**At this juncture, Councillor Hamblin, having declared a personal and prejudicial interest, left the meeting.**

**Resolved:** that the Clerk respond to Sedgemoor District Council to explain the situation and to advise that as no members of the public, or councillors present at the meeting, raised any objections she is quite sure of providing a “no observation” response.

**At this juncture, Councillor Taylor returned to the meeting**

**P74/09 Enforcement Issues**

Footpath, Old Butchers' Yard development – the meeting on 8<sup>th</sup> December 2009 had included a representative of Somerset County Council. It was hoped that a solution may be to provide a rubbing strip and a technical survey and risk assessment would take place accordingly. The Council would monitor the situation to ensure progress was being made.

6 West Street – Sedgemoor District Council understood that the scaffolding would be removed by Christmas. This situation would also be kept under review.

### **P75/09 Sedgemoor District Council's Local Development Framework and Core Strategy**

This matter had been considered by the Highways Advisory Group and would shortly be considered by the Administration and Finance Advisory Group. Preferred Option SS 1 for Key Rural Settlements, which included Axbridge read as follows

Key Rural Settlements (10 places listed inc. Axbridge) -“will be the focus for limited housing growth, within existing settlements through infill and redevelopment opportunities. In addition appropriate small-scale employment growth will be encouraged that is of an appropriate scale and that will create or retain local jobs to reduce the need to travel, diversify the rural economy, and promote sustainable communities. Should provide collectively about 550 new homes 2006 and 2026. These places will be the focus for the provision of key local services and facilities to serve their rural communities.

**RESOLVED** – that, in addition to the comments made by the Highways Advisory Group, the Council's response include the following

- 1) that the Council supports the relevant core strategy Option SS1 where it refers to Key Rural Settlements. It is agreed that the focus on Axbridge is for limited housing, within existing settlements through infill and redevelopment opportunities. The words “.In addition” should be changed to “, to include”, so that it is clear that appropriate small-scale employment growth will be encouraged on suitable infill sites
- 2) that all Town and Parishes should be encouraged to have a Town/Village Design Statement

### **P76/09 Planning Decisions and Correspondence**

North Somerset Core Strategy- members noted the aims of the strategy.

02/09/00031 Erection of single storey rear extension and formation of vehicular access and parking at 21 Orchard Road – Permission granted

02/09/00033 Erection of replacement dwelling on site of existing (to be demolished), erection of garage/workshop, demolition of existing garages at Leighton House, St Mary's Street – the Clerk advised that Conservation area consent is not required to demolish buildings and some structures where the demolition of the building (in this case the original dwelling) is required by a planning condition attached to a planning permission. A condition would be attached accordingly.

02/09/00034 Erection of three dwellings with parking court on land to the south of Trafalgar Cottage, Jubilee Road – the planning officer had supported the views expressed by the Town Council.

Sedgemoor District Council – Scheme of Delegation – a copy had been received for information.  
Sign – Oak House – this had been erected without permission and was not appropriate within a conservation area.

**RESOLVED:** that the Clerk write to the owner to ask that the sign be removed.

### **P77/09 Date of Next Meeting**

**RESOLVED:** that the next meeting be held, if needed, on Monday 11<sup>th</sup> January 2009 at 6.00pm.

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Chairman

Date