

AXBRIDGE TOWN COUNCIL



Axbridge Town Council Minutes of the Planning and Licences Committee held on Monday 24 February 2025 in Axbridge Town Hall

Meeting commenced: 7.15pm

Meeting concluded: 7.56pm

Present: Councillor Taylor (Vice Chairman – in the Chair), Ham, Jordan and Page

Also in attendance: Mrs Brice (Town Clerk) and Councillor Smith

96.24 PL Apologies for Absence - none

97.24 PL Election of Chairman 2024-25

RESOLVED: that Councillor Taylor be elected as Chairman of the Committee for the remainder of 2024/25.

98.24 PL Confirmation/Election of Vice-Chairman 2024-25

RESOLVED: that Councillor Jordan be elected as Vice-Chairman of the Committee for the remainder of 2024/25.

99.24 PL Draft Minutes of the Planning and Licences Committee Meeting held on 18 November 2024.

RESOLVED: that the minutes of the meeting held on 18 November 2024 be approved as a correct record and signed by the Chairman.

100.24 PL Declaration of Interest and Dispensations

This item would be included before the draft minutes on future agendas.

Interests:

Councillor Taylor – declared a Disclosable Pecuniary Interest in relation to planning application 02/24/00031/JMS for the installation of solar panels on the south elevation of the garage roof at Compass House, Townsend, living close to the property and also in relation to planning application 02/24/00006/GNN to determine if prior approval is required for a proposed change of use of agricultural buildings to two dwellinghouses by Townsend Farm, living close to the site and would leave the meeting during consideration of these items (minute 102.24 PL refers)

Councillor Taylor – declared a Disclosable Pecuniary Interest in relation to the reserved matters planning application 02/22/00021 for up to 53 dwellings on land to the south of Houlgate Way - living close to the site (minute 103.24 PL refers) (see below for dispensation).

Dispensations:

Councillor Taylor had a dispensation to speak and vote on applications relating to this site (02/22/00021 for up to 53 dwellings on land to the south of Houlgate Way) and indicated he wished to use this dispensation at this meeting (minute 103.24 PL refers)

101.24 PL Public Participation - no members of the public were present.

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102.24 PL Planning Applications

At this juncture, Councillor Taylor, having declared a Disclosable Pecuniary Interest, left the meeting. Councillor Jordan chaired the meeting.

Planning application number: 02/24/00031/JMS

Proposal: Installation of solar panels on the South elevation of the garage roof.

Location: Compass House, Road Between Cross Lane And Axbridge Bypass, Townsend, Axbridge, Somerset, BS26 2AJ

RESOLVED: that Somerset Council be advised that Axbridge Town Council has no observations to make on the above-mentioned application.

Planning application number: 02/25/00006/GNN

Proposal: Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to 2 No. Dwellinghouses (Class C3), and associated building operations.

Location: Townsend Farm, Track Between Cross Lane And Prowses Lane, Townsend, Axbridge

RESOLVED: that Somerset Council be advised that Axbridge Town Council considers that a full planning application would be necessary.

At this juncture, Councillor Taylor re-joined the meeting and chaired the remainder of the meeting.

Planning application number: 02/25/00005/JMS

Proposal: Internal repairs to water damaged modern wall plaster & flooring.

Location: 15 High Street, Axbridge, Somerset, BS26 2AF

RESOLVED: that Somerset Council be advised that Axbridge Town Council has no observations to make on the above-mentioned application.

Planning application number: 21/25/00002/GNN

Proposal: Erection of 2 No. self-build dwellings and associated works.

Location: Land To The East Of Manor Farm, Cross, Axbridge, Somerset

RESOLVED: that Somerset Council be advised that Axbridge Town Council objects to this application on the grounds of highways safety with access being onto Cross Lane, a narrow road close to a busy junction, and the need to consider biodiversity requirements.

103.24 PL Houlgate Way Development – no update

104.24 PL Planning Applications Delegated to the Clerk or Notified by the Planning Authority

Planning application number: 02/24/00029/SR: Fell 1No. Gleditsia (T2). Crown reduce height/spread of 1No. Genko (T1) by 2m all round at 49 West Street – PERMISSION GRANTED

Planning application number: 02/25/00001/SR: Crown reduce height/spread of 1No. Alder (T4516) by 2m back to appropriate unions. Remove deadwood from 1No. Goldenrain (T5512). Crown lift 1No. Beech (T7174) to 3m above ground level and reduce laterals over path by up to 3m at an appropriate union. Reduce extended laterals over parking areas on both sides of 1No. Silver Birch (T732) by up to 2m at Axbridge C of E First School Academy – PERMISSION GRANTED

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Planning application number: 02/25/00002/GNN: Application to determine if prior approval is required for a proposed erection of an agricultural building at Surya Stables, Axbridge Moor Drove – PLANNING PERMISSION REFUSED

Planning application number: 02/25/00003/SR: Crown reduce 1No. Yew (T1) back to previous pruning points (approx. 1m reduction) at The Court, St Mary's Street

Location: The Court, St Marys Street – PERMISSION GRANTED.

105.24 PL Recent and Current Planning Applications

Members received the list of recent and current planning applications.

106.24 PL Cheddar Reservoir

The Clerk updated members on correspondence received. The Council would welcome a joint presentation with Cheddar Parish Council in due course. The Clerk would respond accordingly.

107.24 PL Land to the South of Orchard Road

Committee members would meet with the agents who wished to outline proposals in relation to this site. It had been made clear that whilst members were interested to hear the plans, the Council would not offer any advice or opinions at this stage.

108.24 PL Enforcement Matters

There was no further update on any of the sites to the north of the A371.

109.24 PL Licensing Matters – none.

110.24 PL Biodiversity

The working policy had been adopted and members would consider biodiversity matters when reviewing planning applications. This would remain as a standing item on the agenda.

111.24 PL Planning Decisions and Correspondence Received

Members received the following correspondence:

- Thermly – Heat Pumps in Somerset
- Somerset Council – Plan IT newsletters including Call for Sites
- Society of Local Council Clerks - Government Publishes Revised National Planning Policy Framework (NPPF) and Government Planning Reform Working Paper
- North Somerset Local Plan: Additional Housing Sites Consultation and Wraxall and Failand Neighbourhood Plan
- Hinkley Connection Newsletter Autumn/Winter 2024
- Campaign for Protection of Rural England (CPRE) – various campaign updates

112.24 PL Date of Next Meeting

RESOLVED: that the next meeting be held on Monday 24 March 2025 with any applications/items needing to be considered before that date to be included on the Council agenda for 10 March 2025.

Chairman

Date