

Minutes of the special planning meeting of Stawell Parish Council held on Monday 19th July 2021 in the village hall at 7.00 pm.

Present: - Cllrs. Rod Conaway, Hugh Gange-Harris, Brian Lishman (Chairman)..

In attendance: - The Clerk (Chris Fry) and four members of the public.

1465 Apologies: - Cllrs. Penny Badcock and Simon Thomas.

The start of the meeting was delayed, starting at 7.15 pm.

The Chairman suspended the meeting and invited public participation. A significant amount of objections were voiced to application 46/21/00008, with several rumours circulating in Sutton Mallet about the proposal and what is planned in the future at the site see item 1468 below).

Town and Country Planning Act 1990 (As Amended).

1466: -

Application number: 46/21/00006.

Applicant: Mr P Jay.

Location: Leap Year Cottage, Wood Lane, Stawell Bridgwater TA7 9AB'

Proposal: Proposed erection of a detached garage with home office over, to use as ancillary to the principal dwelling.

(Comments by 24th July 2021).

The Chairman outlined this proposal and said there appeared to be no issues lodged to date on the SDC planning portal. The applicant was present at the meeting and advised that all neighbouring residents had been consulted before the application was submitted, and there were no objections from them. This is for a detached three car garage with storage on the ground floor, and above a home working office with a separate meeting room to the first floor. The issue of parking was raised and the Chairman said that the proposal would improve parking by removing a partly concealed gateway.

The councillors were unanimously in favour of supporting the application and the Clerk was asked to submit the following comments to Sedgemoor planners: -

"The Parish Council of Stawell supports this application number 46/21/00006 and it has no other comments to make."

1467: -

Application number: 46/21/00007.

Applicant: Mr D Vaughan.

Location: The Poplars, Stawell Road, Stawell Bridgwater TA7 9AD.

Proposal: Replacement of 4no first floor windows to the rear (south) elevation, first floor internal alterations and extension of existing soil and vent pipe by 990 mm on the south elevation.

The Chairman outlined this proposal by saying it will not cause any visible change to the outside appearance of this listed building, with the replacement of windows and the internal alterations being planned to the first floor.

The councillors unanimously supported the application and the Clerk was asked to submit the following comments to Sedgemoor planners: -

“The Parish Council of Stawell supports this application number 46/21/00007 and has no other comments to make.”

1468: -

Application number 46/21/00008.

Applicant: Moate and Associates.

Location: Ballwood View Farm, Moor Road, Stawell Bridgwater TA7 9AW.

Proposal: Erection of an agricultural building for the storage for hay and machinery and the formation of a landscape bund.

The Chairman opened the discussion on this proposal, and said it is for the erection of an agricultural barn measuring 90 feet by 50 feet, which has been disassembled from its previous location at Sydenham Farm on the other side of the motorway and is currently stored on site pending the outcome of this application. The stated purpose is for the storage of hay and machinery and the formation of a landscape bund. Rumours abound around Sutton Mallet, with the applicant stating in conversation with several villagers that his eventual aim is to convert the buildings on the site to establish an equine livery stables centre (including a training ring etc), together with an event/wedding venue for up to 150 guests. It is clear that further development is planned by the fact that a landscape bund is included as part of this application.

Some parishioners have submitted letters of objection to the Parish Council, and are also planning to object directly as well, while others prefer to object at a later stage when further planning applications are made.

The Chairman confirmed that he had received a phone call from the applicant in January 2021, in which the applicant's intentions were outlined, but he confirmed he had not seen any plans. Any wedding venue would prove noisy, although that forms no part of this application, which seeks approval for an agricultural building to provide storage, and the Parish Council has a duty to reflect the views of many in that it represents a gross overdevelopment of an already arguably busy site. There is undoubtedly sufficient storage capacity already in situ.

The size of this small farm is 30 acres, and the owners have taken neighbouring grass keep of about 40 acres, and the hay yield would not require any further storage facilities.

The councillors unanimously agreed that the Clerk should submit the following comments to the Sedgemoor planners: -

“The Parish Council of Stawell objects to this application number 46/21/00008 for the following reasons: -

Bearing in mind the limited size of the Ballwood View farm holding, just some 30 acres, with a further 40 acres of grass keep, making some 70 acres in total, there is already an overabundance of storage facilities available, thereby making the stated purpose of the new farm building as being for hay and machinery storage, unnecessary.

Rumours abound around Sutton Mallet, emulating for the greater part from conversations that the applicant has had with several parishioners that the eventual aim for the establishment is an equine livery centre together with an event/wedding venue for up to 150 guests, with all that that would entail.

Of course, this application should be decided on its stated purpose, but the inclusion of the installation of a landscape bund clearly leads anyone to conclude that further development plans will follow in the future, which will, of course, require the need for future planning approval.

The Parish Council has received several letters of objection and we believe other villagers intend to lodge objections direct to the SDC planning portal, with still more preferring to wait for the expected future applications before objecting.

The Parish Council has a duty to simply reflect the widespread views of many parishioners that, even when taken at face value, this application represents a gross overdevelopment of an already busy site.”

1469. Financial matters

One cheque to issue: -

No 496 £112.31 payee SALC (affiliation fee 2021/22).

1470. Temporary road closure Tapmoor Road Moorlinch.

Wessex Water expect to commence reinstatement works to the carriageway on 2nd August, and last for three days.

Follow the link to view details at:

<https://one.network/?tm=122075087> or telephone Wessex Water on **0345 600 4600** quoting reference **ttro450720**.

The order becomes effective on 27th July and will remain in force for eighteen months.

Date of next regular meeting – Monday 6th September 2021 in the village hall.

There being no other business the Chairman declared the meeting closed at 7.55 pm