

Compton Bishop Parish Council

Minutes for the Parish Council Meeting held on 3rd August 2020 at 7.30 pm held electronically via Skype

Present- Cllrs T Mason, M Rolfe, E Parker, A Lane
Parish Clerk S Diaz
The meeting started at 7.30pm

- 20/8A. To receive any apologies for absence
Cllrs Brownlow, Brellisford and McCarthy sent their apologies.
- 20/8B. To receive any declarations of interest in items on this agenda.
There were no declarations of interest.
- 20/8C. To resolve to approve the minutes of the Parish Council Meeting held on 8th July 2020 as previously circulated.
It was resolved to approve the minutes of the Parish Council Meeting held on 8th July and were signed as an accurate record.
- 20/8D. To consider the following payments
It was resolved to approve the following payments.
M Rolfe-£17.24 expenses for installing the Barbara Lodge bench
S Diaz-£137.97 expenses Microsoft annual subscription 59.99, HP quarterly printing costs £7.99 and Kaspersky 2 year anti-virus £69.99.
- 20/8E. Planning Applications
21/20/00015/EC
Proposal: Erection of a general purpose agricultural building.
Location: Yeo Bridge Farm, Turnpike Road, Lower Weare, Axbridge, BS26 2JE
It was unanimously resolved to object to this application because it considers that it does not comply with the Local Plan for the Reasons and Observations set out hereunder.

Previous Application 21.17.00008

Council repeats its objections to PA 21.17.00008, which it considers to be relevant also to this application.

AONB and Countryside

To fully appreciate the damage this barn with its proposed extension will have on the landscape, Council considers that a site visit is absolutely essential.

Council is of the opinion that the existing 100ft x 50ft x 20.54 ft high barn is already too large for the location. It is clearly visible looking south and west from many vantage points on the Mendip Hills AONB and harms the character of the protected landscape.

Moreover, viewing the barn from PROW AX15/18 that runs along the banks of the Cheddar Yeo, it harms the natural landscape, particularly looking North and East towards The Mendip

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Hills AONB. As noted above, with the proposed extension, the barn will be 180ft long x 50ft wide x 20.54 ft high The whole building will represent a visually harmful and unacceptable addition to the landscape in this location. The Application does not comply with Local Plan Policy COI (especially the evident intent to protect and maintain the environment etc reference 5.193) D19 and D31 or VDS section 6.1 and 6.3.

Light Pollution. Additional lighting

Lighting of the barn was permitted in previous application

Council takes it that lighting will also be installed in the extension.

Even if lighting is not installed, the whole 180ft x 50ft x 20.54ft high barn will give the appearance at night of a fully lit barn. This is totally unacceptable in this countryside location and does not comply with Local Plan D24.

Landscaping

The Applicant states “.....The building will be linked to the existing building so will appear as one on the landscape. It is proposed to create an earth bund seeded in grass to the North West of the proposed building to help screen the building from the properties and A38 west....”

One HUGE industrial style shed and a (presumably) a huge earth bund on the north-west profile will be a significantly visible and large industrial blot on a very wide and visible part of the countryside landscape. Note: The bund and access road is presently constructed of random waste and rubble ‘hardcore’.

Flooding

The environment agency designates this location as Flood Zone 3, an area with “.. a high probability of flooding”.

Flood maps show river and sea flooding – this area received additional run-off water from the higher ground to the north which increases the flood risk.

Application Form Statements

There will be no parking on the site. Misrepresentation. There are already vehicles parked on the site, some permanently.

Existing use of the land is agricultural. Misrepresentation. The land has been covered with hardcore and general waste since PA 21.17.00008 was approved.

There are no hedges on the site: Incorrect. There are hedges along the eastern and southern boundaries. Large sections have been removed in two locations since PA21.17.00008 was approved.

Council has concerns with regard to agricultural effluent seeping into the Cheddar Yeo.

Further General Comments

Application 21.17.00008

Refer to Conditions for this approved application –decision notice states :

- Occupation of a caravan - it is unlawful for the site to be used for human habitation
- Floor Levels - Any new building(s) shall be constructed with a floor level not more than 300mm above original site level unless otherwise specified in the submitted plans.
- Waste Management Plan. Condition 5 —It is not clear whether a waste management plan was ever agreed with SDC.

This Application 21.20.00015

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The Applicant states that he *“wants to build a second general purpose agricultural building for adequate additional winter sheep housing if required.”*

The inference is that the Applicant does not actually need the extra capacity.

If SDC is mindful to Approve

Council calls for Conditions as follows

- There shall be no residential use of the site whatsoever.
- If, for whatever reason, the site shall no longer be required for agricultural use, the whole barn shall be demolished and the land returned to natural pasture.
- Clear stipulations and agreed plans with regard to dealing with agricultural effluent, rainwater and flooding.
- There shall be no artificial lighting on the site.
- There shall be a landscaping scheme that will permanently hide the barn from view from all directions

Planning application number: 21/19/00015/LR

Proposal: Change of use of land from agricultural to residential to facilitate the erection of residential outbuilding. Erection of a single storey to the rear (SE) elevations

Location: Over Compton, Vicarage Lane, Compton Bishop, Axbridge, Somerset, BS26 2HL

It was unanimously resolved to repeat its two previous objections and reasons set out in its previous responses as if the same were set out herein.

Further Observations

We repeat that this property is located within The Mendip Hills AONB

Without prejudice to its previous objections, Council makes the following observations in response to Revised Plan S5942/10H and SDC letter dated 28 July 2020.

- The garage is being called a ‘residential outbuilding’. This is not correct. It’s a garage.
- The ‘office’ shown over the garage on previous plans has been deleted from the latest Plan 10H. We take it that there is no longer to be an office over the garage. Consequently, if SDC is mindful to approve a garage, there is no need for any first floor windows and the height ought reasonably to be reduced to the height of a standard double garage.
- Some, but not all, of the gabion retaining walls, constructed without planning permission, have retrospectively been addressed by this Application. However, the gabion wall constructed along the south western boundary has not been addressed. It is apparent that this wall was constructed as part of the scheme to alter/level off the gradient of the field and to create vehicular access along the south west boundary. This scheme has changed the appearance of the field within the AONB landscape. We would also observe that, inter alia, structural and drainage engineers should have been appointed to design and check the works to ensure structural soundness, land safety, environmental suitability and correct drainage. Is SDC aware of any specialist engineering appointments and did SDC’s inspectors approve and or check engineers’ calculations and inspect the works as they proceeded?

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- Plan 10H refers to an OUT BUILDING. This is a very large timber clad structure located in the garden behind the property. It does not form part of this Application and it is not referred to in any previous Applications. It has been constructed seemingly without planning permission sometime since commencement of the building works against PA 21.13.00010.
- Against PA 21.13.00010, permission was granted for a change of use of a small area of land from agriculture to form a parking area for one vehicle. Without permission, the Applicant has excavated an area of agricultural land many times larger and used it for parking. The Applicant now seeks to remedy his disregard for planning consent by seeking permission, through this Application, for change of use from agriculture to form garaging and parking that will accommodate circa 10 cars and give access to the track he has levelled along the south western boundary.
If SDC was to grant permission, it would be overruling its own decision to preserve the natural landscape to the west of Over Compton house by limiting change of use to one small area immediately next to the property.
Council urges SDC to limit the change of use to that of its original decision under PA 21.13.00010. To accede to the Applicant's request would be tantamount to accepting the flouting of planning terms and conditions and set an unwelcome precedent.

20/8F. Results of planning applications.

Planning application number: 21/19/00007

Location: Unit 3, Kennel Lane, Webbington, Axbridge, Somerset, BS26

Awaiting decision

Planning application number: 21/19/00015

Location: Location: Over Compton, Vicarage Lane, Compton Bishop, Axbridge, BS26

Awaiting decision

Planning application number: 17/18/00053.

Location: Land to The West Of, Lower New Road, Cheddar, BS27 3DZ

Awaiting decision

Planning application number: 17/18/00073/SPH

Location: Land to the North of, Axbridge Road, Cheddar, Somerset, BS27

Awaiting decision

20/8G. Items for next agenda- The link mailing list, Environment Agency regarding Thatchers

Date of Next Meeting – 9th September 2020

The meeting finished at 8.31pm

End of minutes