

KINGSTON SEYMOUR PARISH COUNCIL

Minutes of a planning meeting of Kingston Seymour Parish Council held on Wednesday 15th July 2015 at 8pm in the foyer, Village Hall

Present:

Councillors Mike Sewell (chairman), Caroline Harris, Pete Harris and Mike Wallis. Leonie Allday, Clerk.

In attendance:

Alex Pritchard, David James & Sons, agent (item2); Richard Simmons, applicant (item 3); Gary Anderson, applicant (item 4); Tim Abram, Willmore Iles Architects, agent (item 4).

Declarations of Interest under the Code of Local Government Conduct: Caroline Harris declared a disclosable pecuniary interest in Item 2 and took no part in the discussion or decision thereon.

Site visits were held immediately before the meeting.

1. Apologies for absence

Councillors Fred Malton and Ian Wariner

2. Planning Application No. 15/P/1432/F: Erection of an agricultural building following demolition of existing outbuildings, at Mendip View Farm (Mr E Eliot, Nailsea)

It was noted that the new building would be constructed within the footprint of the two buildings to be demolished as no longer fit for purpose. The roof would be slightly higher than existing to accommodate the roof span and the use of large machinery for scraping out. The building would be used for housing up to 90 beef cattle. It was unanimously agreed by councillors entitled to express an opinion that this building was essential to the developing business; the Clerk was asked to respond expressing support for the proposed development.

Action: Clerk

3. Planning Application No. 15/P/1295/F and Listed Building Application No. 15/P/1296/LB – Erection of single storey rear extension following demolition of rear kitchen wall, rear porch and rear lobby, replace existing roof to kitchen and include 3 no. rooflights, at Yew Tree Farm (R Simmons)

It was noted that the design of the proposed extension sought to address the concerns relating to a previous, unsuccessful, application expressed by the conservation officer. It was generally agreed that the extension would significantly enhance the appearance of the east access of the house and that the proposed development should be supported. The Clerk was asked to respond accordingly.

Action: Clerk

4. Planning Application No. 15/P/1477/CUPA: Prior approval for the change of use from an agricultural building and land to a single dwelling within use class C3 plus associated operational development comprising the insertion of doors/windows to the front, side and rear elevation. Creation of a canopy to the front elevation. At Pastures New, Middle Lane (Mr G Anderson)

Mr Abram explained the ways in which this proposal addressed the concerns relating to the previous, unsuccessful, application expressed by both the Environment Agency and the planning authority. The floor level would be raised to meet EA requirements, flood resilient materials would be used and a refuge would be provided in the roofspace. The Clerk outlined the main features of this new type of application which had been made possible by the introduction of the National Planning Policy Framework which relaxed planning regulations relating to the conversion of redundant agricultural buildings.

Councillors agreed that this would be a sensitive and creative re-use of the building, but were concerned that due to its small size it might be subject to unregulated extension in the future. Mr Abram advised that it was probable that the planning authority would condition any consent to remove the applicant's permitted development rights, as buildings converted under CUPA regulations were not envisaged to exceed in size or height the footprint or elevation of the original building. The Clerk advised that it was in any event open to the Council to request such a condition and it was decided that this would be done.

The Clerk was asked to respond expressing support for the proposed development provided that a condition removing permitted development rights was imposed.

Action: Clerk

The meeting closed at 8.25pm

Minutes approved by full Council:

Signed:

Date: