

DRAFT MINUTES OF EXTRAORDINARY MEETING OF FIVEHEAD PARISH COUNCIL

Held on Monday 30 March 2020 at 1500 by Zoom videolink

Present: Mrs K Beacham (Chair); Mrs L Howard; Mrs J Wardle (Clerk/RFO).

Meeting under Emergency Operating Procedures (approved 20 March 2020)

(c) The authority to decide the council's response to planning applications be delegated to the Clerk in consultation with the Chairman and Vice Chairman of council. Whenever possible, members of the council will be informed of applications out for consultation and will be invited to submit comments to the Clerk.

3121 Planning

Members had been requested to comment on the three planning applications below; all Members had responded. Their views and queries were discussed and recorded on the response sheets for SSDC noting that the comments provided, compiled and forwarded from Councillors do not constitute a binding decision of the council. Only one member of the Public had sent comments on the applications which were noted. If any further Public comments are received re the application 20/00508/FUL (which has later deadline), these will be noted and passed to SSDC.

In all cases, there is no recommendation from the Council for approval or refusal; in cases, the recommendation is that the decision be left to the Planning Officer following consultation responses.

- (i) Application No 20/00233/FUL Erection of stables with 4 loose boxes and a tack room and construction of a manege (sand schooling area) – Land at North Barn Cathanger Lane Fivehead Taunton TA3 6PS

General Observations:

- Seven Members of the Parish Council recommended approval and offered the following comments.
- The plan fits with national and local planning policies and the impact to local amenities is minimal. Development is consistent with the rural setting and of low/negligible impact.
- It's within the reporting zone for the 3 SSSI sites, so they will need consulting
- Heritage officer will need consulting as it is in close proximity to listed buildings.
- Disappointed not to see any green measures. Maybe a more sustainable alternative to a concrete roof? Rainwater harvesting tanks could be utilised as part of the build to collect rainwater from the roof area for reuse on site and attenuate surface water runoff. Semi-permeable options could be utilised for any newly formed hardstanding areas associated with the newbuild stables to prevent additional run off from the site.

- (ii) Application No 20/00716/OUT Outline application with all matters reserved for the erection of a dwelling – White Cottage Langport Road Fivehead Taunton TA3 6PT Somerset

General Observations:

- Members were split on whether this application should be approved. One in favour; one against on grounds of Cumulative Impact (see below); and five raising the concerns and Conditions listed below.
- Five members raised concerns about access and an increase in vehicles turning onto the busy A378.
- As the site is within the reporting zone for the SSSI sites, an ecological appraisal is requested and the relevant bodies should be notified in relation to the SSSIs.
- It would be good to see the necessary green measures in the full plans, it would be welcomed if the house could achieve carbon neutrality, rather than the minimum standard set by the Local requirements.
- One Member replied re Cumulative Impact concerns: Fivehead is a small rural community. As demonstrated in our 2017 community survey here is no local demand for additional housing of this type (3 bed family house) that cannot be satisfied by normal housing turnover in the existing housing stock. There is already an approved site opposite the Manse for 4 properties still to be built, 3 properties at Glendale still to be built and 2 recently approved properties in Ganges Hill yet to be built. Being a rural settlement each of these additional properties increase detrimental

environmental impacts due to increased traffic volumes. The village has limited facilities, the bus service referred to in the application is increasingly infrequent so each additional property has an environmentally detrimental impact given that cars journeys will be the only means of supporting living in the new dwellings. Given the current Climate Emergency this type of rural development is not sustainable. The cumulative impact of these various developments is changing the nature of this rural settlement.

(iii) Application No 20/00508/FUL Proposed replacement of agricultural building with new dwelling – Land West Of Appledore Smiths Lane Fivehead Taunton Somerset TA3 6QX

General Observations:

- One Member opposed the development on the grounds of Cumulative Impact: Fivehead is a small rural community. As demonstrated in our 2017 community survey here is no local demand for additional housing of this type that cannot be satisfied by normal housing turnover in the existing housing stock. There is already an approved site opposite the Manse for 4 properties still to be built, 3 properties at Glendale still to be built and 2 recently approved properties in Ganges Hill yet to be built. Being a rural settlement each of these additional properties increase detrimental environmental impacts due to increased traffic volumes. The village has limited facilities, the bus service is increasingly infrequent so each additional property has an environmentally detrimental impact given that cars journeys will be the only means of supporting living in the new dwellings. Given the current Climate Emergency this type of rural development is not sustainable. The cumulative impact of these various developments is changing the nature of this rural settlement.

Six Members did not object but raised the following points/queries for resolution:

- The applicant has some responsibilities which are being 'hidden' by the claim permission already in place for 2 dwellings. This was Permitted Development Rights to convert a barn without changing its exterior, which removes the need for some reports. As this is a full application, they need Highways/Environment surveys etc.
- Only 1 resident letter has been sent, but there are 6 other houses on the lane that should be consulted. There will be extra traffic.
- The application is a little misleading as they state there will be a reduction of parking space from 8 to 4, but this would only be the case if the 2 planned dwellings (PDR) had been built. There are no parking places at present as this is an agricultural barn conversion (with agricultural traffic). There will be potentially, another 4 cars using this little lane with poor visibility onto the A378.
- While the development is 100m from a flood risk zone (2 and 3) and does not require a Flood Risk Assessment, there are concerns about any further development at this location in the future due to the likelihood of increased flooding due to climate change
- The development is within the reporting zone for SSSI and RAMSAR sites. Just because PDR was used to grant permission for 2 dwellings, this does not remove the applicant's responsibility to have the necessary reports submitted and relevant parties consulted.

The meeting closed at 1530.

Chairman.....

Dated.....