

**DRAFT MINUTES OF FIVEHEAD PARISH COUNCIL PLANNING MEETING**  
**Held on Monday 12 February 2024, at 1830, at The Village Hall, Stowey Road, Fivehead**

**Present:**

Mrs K Beacham – Chair (KB); Mrs L Howard (LH); Dr B Ferguson (BF); Mr R Wynn (RW); Mr D Braddock (DB); Mrs C Munday (CM); Mr M King (MK) and Mrs J Parsons - Clerk/RFO (JP)

**4563 Public participation**

There were four members of the public in attendance, including the prospective buyer of the property with the pending S73 application. The application, submitted by the developer, was mainly for retrospective amendments, with some additional boundary fencing included for the buyer. The buyer talked these through, explaining that the fencing measures were for child safety. They had consulted with immediate neighbours backing onto the property.

Residents raised concerns over the necessity for more fencing (close-boarded, slatted and larch), when the landscaping promised for the site was trees and hedging, to give a natural, woodland effect and density which would conceal the properties. So far, only shrubs appeared to have been planted, so it was difficult to determine how long it would take for these to grow to provide the anticipated height and coverage. With the loss of the ancient woodland, some of the properties on Ganges Hill, which back onto Glendale, are now severely overlooked, with loss of privacy.

The Chair thanked the residents and advised that they make their objections known to Somerset Council, as the Parish Council was not the deciding body for the application. The Parish Council would discuss the changes and consider whether there should be any follow up actions considered at its next meeting. The buyer offered to discuss mitigating planting solutions with the residents.

The public session closed at 6.45pm and the members of public remained in the meeting.

**4564 Apologies for absence**

Cllr M Stanton

**4465 Declarations of Interest and Dispensations**

None

**4466 Planning - see <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/> for details.**

The application below was considered:

- a) **24/00165/S73A** – Glendale, Butcher’s Hill, Fivehead, TA3 6PD – S73 application to amend Condition 2 (approved plans) of approval 21/02786/S73A - application to vary condition no 02 (approved plans) to reflect internal and external alterations and material changes, of application 20/03631/S73A, a variation of approval 18/01855/FUL for the demolition of existing dwelling and the erection of 3 no. new dwellings – **comments by 22 February 2024**

Taking into account residents’ comments on the impact of the proposed fencing in the context of the overall ethos of the development and residents’ privacy, members agreed to review the landscaping conditions at its next meeting and to consider contacting Somerset Council’s Tree Officer for advice on the tree and planting plans. Members had previously raised concerns with Planning and Planning Enforcement about the deviation from the original application 18/01855/FUL, with subsequent S73 applications, including speaking at the Area North planning meeting in 2021. **Action:** Clerk to add to March 24 agenda

The retrospective aspects of the application, although not the preferred way to seek variation to approved plans, and the solar panel, were considered acceptable, as they had been in place for some time. Changes included replacement of timber wall cladding with render and seam cladding, and hard paving in place of timber decking. It was considered that, if the plant landscaping of the buffer zone between the properties on Ganges Close and Glendale had been carried through, the proposed additional boundary fencing inside this zone would not be an issue, as it would be concealed. As it stands, the proposed wooden fencing was preferable to more industrial-type materials.

Members voted unanimously (7 for : 0 against) in favour of the application; however, it would be noted that conditions on approved applications, eg for materials and landscaping etc, should be adhered to and variations applied for through the correct process.

**4467 Date for Next Meeting**

Monday 4 March at 6.30pm, Village Hall, Stowey Road, Fivehead

The meeting closed at 7.10pm.

Chairman.....

Dated.....