

PITMINSTER PARISH COUNCIL

Minutes of Parish Council Meeting held at Angersleigh Village Room on Thursday 18 January 2024 at 1900 (7PM).

Present

Cllrs Cordier (Chair), Whatmore, Chapman, Neale Reisner Garland and Threlfall

Mr. R Tyzack (Clerk to the Parish Council).

Cllr Wakefield

Members of public: 17

Councillor and Public participation

Cllrs Wakefield gave an update.

A number of the residents of the parish outlined their concerns regarding two planning applications 30/23/0033 and 30/23/0031

1. Apologies

Cllr Burnett (unwell), all accepted.

2. Declarations

None.

3. Planning applications for OBSERVATION

- 30/23/0033 erection of 2 dwellings with attached garages on land west of Blagdon Hill Road.

Council debated the application. The Chair read to the meeting all the comments noted on the council form for observations.

A vote was then taken and it was resolved to submit the OBSERVATIONS and object to the application. This would be emailed to Somerset Planning.

Name of Parish Council:	Pitminster
Application Ref No:	30/23/0033
Address:	Land west of Blagdon Hill Road, Blagdon Hill
Date of response:	18/01/24

1. Support the granting of permission

Please explain below the main grounds on which you support the proposal:

2. Object to the granting of permission

x

Please explain below the main grounds on which you object to the proposal:

Material Considerations	Explanation of Grounds
1. Overlooking, loss of privacy or overbearing/overshadowing nature of proposal	Overlooking and loss of privacy: Plots 1&2 - east elevation first floor windows overlooking 3 existing bungalows. Plot 1 - north elevation first floor windows overlooking existing property. Both plots appear to be significantly higher than the neighbouring properties. When scaling from the proposed elevations the building height is indicated to be 7.3m, when measured from ground level to the ridge. The ridge height of plot 1 would be approximately 1.2m higher than the ridge heights of both Breaside and Glen Carry. The ridge height of plot 2 would be approximately 1.8m higher than the ridge height of Ridgedown.
2. Design & appearance, impact on public visual amenity	Two large identical executive style houses, in the same orientation will have a detrimental impact on the character of the village.
3. Layout & density of building	Both houses are large for the plot size.
4. Effect on listed buildings and/or conservation areas	The site lies within the Blackdown Hills AONB, a designated protected landscape.
5. Loss of trees or ecological habitats	Concerns over the existing oak tree. This should be protected. Evidence of existing wildlife which affords protection.
6. Inadequate parking and/or servicing areas	Concerns over impact on existing residents parking and vehicles using the private road. It's questionable whether there would be sufficient turning

	space on the drive if 4 cars were parked. Evidence should be provided illustrating appropriate turning spaces on the driveways.
7. Access, highways safety or traffic generation	No passing places shown on the private access road. Increased roadside refuse collection is a concern. It's questionable whether there would be sufficient access and turning space to the proposed plots for emergency vehicles (e.g. fire tender).
8. Noise, smells or disturbance from the scheme	No comment.
9. Flood Risk	No comment.
10. Other reason – please explain	Potential added phosphates.
3. Comments only	
The development lies outside of the development boundary. The scale, siting and design does not protect, conserve or enhance the character of the area.	

- 30/23/0031 erection of 1 dwelling in the garden to the rear with retention of garage at Pixie Lawn Blagdon Hill Taunton.
Council debated the application.
The Chair read to the meeting all the comments noted on the council form for observations.
A vote was then taken and it was resolved to submit the OBSERVATIONS and object to the application. This would be emailed to Somerset Planning.

Name of Parish Council:	Pitminster
Application Ref No:	30/23/0031 - Erection of 1 No. dwelling

Address:	Pixie Lawn, Blagdon Hill, Taunton, TA3 7SF
Date of response:	18/01/24

1. Support the granting of permission	
Please explain below the main grounds on which you support the proposal:	
2. Object to the granting of permission	x
Please explain below the main grounds on which you object to the proposal:	

Material Considerations	Explanation of Grounds
1. Overlooking, loss of privacy or overbearing/overshadowing nature of proposal	The proposed building would be significantly higher than the bungalow to the east and Greencrest to the North. The proposed street scene illustrates the significant height difference between the proposed dwelling and the bungalow to the east (approximately 1.2m) The proposed side elevation facing east has a first floor dressing room window overlooking the bungalow. The proposed side elevation facing west has a first floor bedroom window overlooking Pixie Lawn.
2. Design & appearance, impact on public visual amenity	See points 1 and 3.
3. Layout & density of building	Concerns over potential overdevelopment of the site.
4. Effect on listed buildings and/or conservation areas	The site sits in close proximity to 4 listed buildings and is clearly visible from grade 2 listed Matthews Farm and Wayside.
5. Loss of trees or ecological habitats	No comment.
6. Inadequate parking and/or servicing areas	Although there is provision for parking, it's questionable whether there would be sufficient turning space on the drive if 3 cars were parked (3 spaces required for a 3 bed house in this locality). Increased roadside refuse collection at a small access point

	(3.25m wide) onto a busy highway is a concern.
7. Access, highways safety or traffic generation	Despite the principle for access having been previously agreed in this location we have concerns on the impact an additional dwelling would have. At this point there is a very tight t junction from Howleigh Lane with a blind bend from the South. Currently the access serves 3 dwellings. This application would make it 4.
8. Noise, smells or disturbance from the scheme	No comment.
9. Flood Risk	No comment.
10. Other reason – please explain	Connection to foul sewer network would exacerbate phosphate the problem.
3. Comments only	

It was resolved to request Somerset Planning to pass both these applications for decision by Committee.

- 30/23/0009 Withdrawn.
- 30/23/0027 Motorway Services, already decided.

4. Enforcement

None reported.

5. Council Minutes Thursday 07 December 2023

Resolved. It was proposed and agreed to adopt the minutes as a true and accurate record of the meeting. The Chair signed the minutes.

6. S137 donations

It was Resolved that council in accordance with its powers under Section 137 and 139 of the LGA should incur expenditure of £30 each to The Dorset and Somerset Air Ambulance and The Citizens Advice Bureau, which in the opinion of council is in the interests of the area and its inhabitants and will benefit them in a manner commensurate with the expenditure.

7. Emergency Plan

Cllr Chapman was asked to make any amendments to the plan and then forward it to Clerk for changes to be made to the online version.

8. AOR

Cllr Threlfall raised the matter of Airband and requested Cllr Whatmore to ask again for a meeting.

Cllr Whatmore raised the matter of light pollution on the Blackdown Hills. Clerk was asked to write a letter to the occupants of the unknown house. Cllr Whatmore would email Clerk with address.

9. Next Agenda

Future services. Financial Crisis.

10. Finance

The clerk reported the balance of £19560.85. The chair signed the statement and bank reconciliation.

Resolved Clerk to pay the invoices by online banking as stated in the agenda.

Plus one extra invoice for AVR for Defib training.

11. Close meeting

Meeting closed 2045. Next meeting in Angersleigh Village Room on Thursday 22 February 2024.

Signed

Date Thursday 22 Feb 2024