

Ashill Parish Council

Minutes of a meeting of the Planning Committee held on Monday 5 February 2018 in Ashill Village Hall at 7.30 pm

Present : Cllrs H Hewson (Chairman), R Abel, C Criddle, A, Knight, P Lang, County/District Cllr L Vjeh and 5 members of the public including Mr J Speke (planning applicant 17/04888/OUT) and Mr C Rust (planning applicant 17/04901/FUL).

1/2/18 Apologies

It was resolved for apologies with reasons given to be noted from the Clerk.

2/2/18 Declarations of Interest/Dispensation Requests

Cllr Hewson declared a personal interest in the outcome of planning application 17/04888/OUT. It was resolved for Cllr Hewson to chair this meeting and take the notes, to be forwarded to the Clerk to be formatted, but Cllr Hewson would not take part in any vote regarding planning application 17/04888/OUT.

3/2/18 Public Participation

The following points were raised by members of the public with regard to planning application 17/04888/OUT - Land Adjoining Ashill Village Hall, Ashill :

- Sustainability (lack of facilities, pub, shop etc.).
- Safety of creating further access onto the road especially if the proposed A358 dualling scheme creates more traffic through the village.
- The possible effect on the Village Hall – i.e. proximity of new house - would complaints about noise, lighting, vehicle movements, mean that the Village Hall might have to limit activities or in the future close?
- In the light of other recent planning applications, as yet undecided, whether there was a need and whether this proposal alongside others represented a disproportionate development of Ashill.
- Additional on street parking may present a hazard especially if events are being held in the Village Hall.
- Impact on the environment, pollution, loss of habitat, loss of wildlife, loss of potential archaeology and further erosion of green space.
- A member of the public commented that the deadline for members of the public to comment on this application had passed as not everyone had access to a computer and had not been told about the application. There were also complaints about the perceived delay in the publication of Parish Council meeting minutes. Cllr Hewson apologised for not being able to supply a computer to every household and advised she would discuss the production of the minutes with the Clerk.
- A positive comment was made regarding the possibility that this proposed development might bring new life and business to the Parish.
- Mr Speke advised that the proposal provides each house with sufficient off road parking; access onto the road would be within County Highways guidelines; and the proposed new building would be no closer to the Village Hall than existing properties and therefore the new residents would be no more likely to complain.

PCSO J Martin had attended this meeting as he had thought this was an ordinary meeting of the Parish Council. He reported that crime in the area remained low, though a quantity of fuel had been stolen from the Wessex Water site in Horton, and gave the usual warnings about avoiding storing tools and equipment in vehicles. Councillor Lang reported that, during the past couple of weeks, a speeding vehicle had been seen every weekday travelling through Ashill towards Taunton at speeds of over 70mph. PCSO Martin replied he would discuss the possibility of a speed camera with his beat officer but encouraged members of the public to try to obtain the vehicle registration number and report it to him via the police website. PCSO Martin also made the request for him to be notified of the dates of future meetings of the Parish Council.

4/2/18 Planning

The following planning applications which had been submitted to SSDC since the last ordinary meeting of the Parish Council were received and considered :

Application No.	17/04888/OUT
Proposal	The erection of 3 No. dwellings (Outline)
Location	Land Adjoining Ashill Village Hall, Ashill.

The following points were made by members of the Parish Council :

- Cllr Criddle sought to clarify the size of the plot and whether landscaping could be used within the development to mitigate noise, light and the sound of vehicles moving around in the adjacent Village Hall car park. Mr Speke advised that this was a possibility and could be explored under reserved matters if outline planning approval was permitted.
- Cllr Abel expressed concerns about sustainability (shop, bus, school children would require school transport etc.), impact on the environment, increase in traffic and how many more applications Ashill could take (i.e. disproportionate to the size of the Village).
- Cllr Hewson requested clarification regarding the style of the proposed dwelling nearest to the Village Hall and Mr Speke confirmed it is planned that this will be a bungalow.
- Cllr Lang was most concerned about the possible impact on the Village Hall. He spoke of instances of Village Halls being forced to close due to complaints from neighbours about noise, lighting, vehicle movements, parking, etc. In the case of Ashill this would cause a significant cost to the community. He would like the SSDC Planning Officer to take this into account and wondered if there was some way of protecting the interests of the Village Hall in the future. Mr Speke stated that his family had and always would continue to support the village community where it was possible but could not be held entirely responsible for what may happen in the future.

In consideration of the plans the Parish Council felt that some protection for the interests of the Village Hall was essential. It was also felt there were significant issues of sustainability and need, a significant risk of increased vehicle movements onto a (possibly in the future) busy road and further erosion of the green environment. However it was resolved that **no comments** regarding this planning application should be conveyed at this stage but to delay pending public response and the comments of the Planning Officer. District Cllr Vjeh advised that presumption would be in favour of development and that the Parish Council might miss its opportunity to comment. However the Parish Council did not feel it was able to take a vote and instead it was resolved that this matter should be deferred.

Application No.	17/04901/FUL
Proposal	The erection of an agricultural worker's dwelling
Location	Orchard Poultry, Cad Lane, Ashill.

The Parish Council resolved to **support** this planning application and no observations were made.

Parish of Beercrocombe

Application No.	18/00183/FUL
Proposal	Change of use of land from agriculture to a mixed agricultural and equestrian use, and the siting of two field shelters.
Location	Pauls Farm, Radigan Lane, Ashill.

No observations were made with regard to this proposal.

5/2/18 Date of Next Meeting

It was confirmed the next ordinary meeting of the Parish Council will be held on Monday 5 March 2018.

The meeting closed at 9 : 00 pm

Signed : (Chairman)
Date : 5 March 2018