

CHAPEL ALLERTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council planning meeting held by Zoom on Friday 4^h September 2020 at 2.00pm.

Present: Cllr P. Duggan-Rees (in the Chair) Cllr F Torrens-Spence, Cllr J. Blakemore, Cllr M. Wallach , Cllr R. Williams

1 parishioner was in attendance.

30/20 Apologies: None

31/20 Declarations of interest

Cllr Blakemore declared a personal interest in application 15/20/00016

32/20 Application: 15/20/00017

Location: Manor Farm, Front Street, Stone Allerton, Axbridge, Somerset, BS26 2NN

Proposal: Replacement section of lean to roof to the rear(NW) elevation and internal and external alterations to the windows and

RESOLVED: To strongly support this application subject to the conservation officer's approval.

33/20 Application: 15/20/00015

Location: Holly Tree Farm, New Road, Stone Allerton, Axbridge, Somerset, BS26 2NW

Proposal: Erection of a two storey extension to SE elevation of dwelling to link attach existing detached garage

RESOLVED: To object to this application

Parish Council Response

Chapel Allerton Parish Council recommends refusing this application because:

- 1) The proposed extension constitutes "over development" of Holly Tree Farm. Sedgemoor District Council Planning Permission 15/07/00007 for erection of triple garage block with first floor store and erection of front porch stated that "The site is unsuitable for further development." (Condition 3)

Council notes that the triple garage to the east of Holly Tree Farm overhangs the garage roof of the property to the east of Holly Tree Farm – Rosebank in such a way that run off from the roof has a negative impact on Rosebank Garage and that Holly Tree farmhouse is very close to the Memorial Cross area on the west of the plot. The extension connects the farmhouse with the garage creating one very large, long building.

- 2) Sedgemoor District Council Local Plan, Policy D19, states that "proposals should ensure that there is no adverse impact on the local landscape, scenic landscape. In particular the form, bulk and design of buildings to have regard to their context in respect of both the immediate setting and the defining character of the local area." The proposed extension has a negative effect on

the historic form of this part of Stone Allerton Village.

- 3) The extension is inappropriate in Stone Allerton Conservation area which is composed of small traditional stone built farm houses and cottages set in gardens and orchards. Holly Tree Farm is an example of a typical small symmetrical Victorian farmhouse. Its symmetry will be destroyed by the proposed extension.

The extension contains features which are incongruous in the conservation area:

- The lower storey is built in timber which is inappropriate in a village where all houses are stone built or rendered. (Hence the name – “Stone”)
 - The Dormer windows which face the main street, are out of character in this rural conservation area.
 - The full length dormer window at the back of the house with its Juliet balcony is also out of place and overlooks bedrooms at Rosebank and Brambles leading to loss of privacy.
- 4) The proposed extension is contrary to the Allerton Village Design statement. It undermines the “spacious and open character” of the village (Landscape Guidelines, Allerton Village Design Statement); fails to respect “*The scale and massing of older cottage or farmhouse buildings*” (Allerton Village Design Statement Building Guidelines) and is “*visually intrusive in the landscape setting of the village*” (Settlement guidelines, Allerton Village Design Statement) and is also contrary to Policy D26 (SDC Local Plan)
 - 5) There is insufficient accessible off road parking space for the occupants of Holly Tree Farm and the occupants of the 6 person holiday let at Holly Tree Farm. The holiday let is located to the north of Holly Tree Farm in the former outbuildings of Holly Tree farm (pigsties) but is not shown on this planning application. The holiday let has “allocated parking” at Holly Tree Farm to the north of the triple garage on a gravelled area. The proposed extension will block access to the allocated parking with 2 to 3 obstacles. These are 2 sets of wooden doors and a parked car. The allocated parking for the holiday let is currently in constant use by 2 or more vehicles.

The Parish Council notes that Planning Permission for change of use of the Holly Tree Farm pig sties to a holiday let stipulates that “The area allocated for parking and turning shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted. Reason: In the interests of highway safety.” Council also notes that parked cars on the road are very strongly discouraged because of the layout of the junction at the Memorial Cross and very narrow lanes which means that vehicles parked in the location cause an obstruction. The Memorial Cross is a pick up and drop off for school buses.

Council also notes that planning permission for the building of the triple garage block stipulated that these garages are only to be used by

residents of Holly Tree Farm and not “for ancillary purposes.” In the current plan the parking in these garages appears to have been reduced to 1 ½ parking bays.

(Cllr Blakemore left the meeting)

34/20 Application: 15/20/00016

Location: Land to the North of Poplar Farm, Ashton, Wedmore

Proposal: Erection of a general-purpose agricultural livestock building

RESOLVED: Council supports this planning application with the condition that the building will not be used for intensive pig or poultry production without further planning permission.

Reason: Proximity of pig unit at Poplar Farm

Council notes that there is a footpath in the vicinity of the proposed agricultural building which starts at the gate to the field which will be used as the entry for the agricultural building. This footpath should be kept open and accessible.

(Cllr Blakemore re-joined the meeting)

35/20 Tynings Ground

Members discussed the over-grown front garden of this property and noted a number of trees and shrubs growing out the original stone wall. It was agreed that this could be causing damage to the stone wall and that the owner should be asked again to take remedial action to cut back/remove this vegetation. The clerk reported that the most recent letter sent to the owner at the beginning of August had so far received no reply.

RESOLVED: The clerk would contact the owner again and any letters would be sent recorded delivery.

Meeting closed at 2.41pm

Next meeting will be Monday 5th October at 7.30pm at the Old School Room, Stone Allerton.