

MINUTES OF THE MEETING OF SHEPTON MONTAGUE PARISH COUNCIL HELD ON MONDAY 23rd OCTOBER AT 7.00pm in the VILLAGE HALL

Present: Paul Williams (Chair), John Sykes (JS), Julia Hunter (JH), Ali Willasey-Wilsey (AW), Richard Ellis (RE), Margaret Bowden (MB)(Clerk). Also in attendance were ten members of the parish including the Applicant for item 5.

- 1 **Apologies for absence:** None
- 2 **Declarations of interest.** None.
- 3 **Minutes of the last meeting** were amended and then signed as a correct record.
- 4 **Matters Arising:** None.
- 5 **Planning Application Planning Application 23/02307/FUL Higher Farm East Street** (Item deferred from meeting on 10th October)
Change of use of agricultural building to create four commercial units use class E(g) and B8, partial demolition of agricultural building and creation of parking and service yard.

Robert Dimond, the Applicant, outlined the application and answered questions from Councillors and then questions from the floor. A discussion followed and concerns were expressed by members and from local residents about potential noise nuisance and traffic generated from the proposed commercial units. As the definition of 'commercial unit' is broad, it was impossible to know what activities might be carried on there in the future and the impact they might have on the local community. There was also discussion around flooding and Mr Dimond outlined the measures he will be taking to alleviate the likelihood of floods in the area. (The application area itself was not affected in the recent floods but the immediate surrounding area was.)

Some members had considerable concerns about the matters raised and wished for these to be noted in the comments returned to Planning, together with a request to Planning that relevant conditions be imposed if consent were granted. With these provisos, no members objected to the Application and it was resolved unanimously to return the following comments to Planning:

PARISH COUNCIL COMMENTS

Name of Parish Council:	SHEPTON MONTAGUE
Application Ref No:	23/02307/FUL
Address:	Higher Farm, East Street
Date of response:	24.10.23

1. Support the granting of permission	<input checked="" type="checkbox"/>	
Please explain below the main grounds on which you support the proposal: CONCERNS – see below		
1. Object to the granting of permission	<input type="checkbox"/>	
Please explain below the main grounds on which you object to the proposal:		

Material Considerations	Explanation of Grounds
--------------------------------	-------------------------------

23.10.23

1. Overlooking, loss of privacy or overbearing/overshadowing nature of proposal	
2. Design & appearance, impact on public visual amenity	
3. Layout & density of building	
4. Effect on listed buildings and/or conservation areas	
5. Loss of trees or ecological habitats	
6. Inadequate parking and/or servicing areas	
7. Access, highways safety or traffic generation	<p>We consider that the application presents a very poor analysis of potential vehicle moves at the site and the issue of an increase in traffic volume has been downplayed. There is already increased traffic at the farm and down East Street as a result of the two small industrial units already occupied. Four units will generate a minimum of 8 cars/vans arriving and leaving each day plus any delivery trucks/vans etc., and potentially many more depending on the type of commercial activity carried out.</p> <p>We already have historic complaints about traffic turning into East Street between the two cottages there and the resulting damage they have suffered. We would like to explore with Highways how the road system might be modified in this area to alleviate the danger.</p>
8. Noise, smells or disturbance from the scheme	<p>The units present potential noise nuisance as they are close to the proposed houses and other residential neighbours. Council would request a restriction placed on hours of operation of the commercial units as a condition of planning permission, to prevent disturbance to local residents.</p>
9. Flood Risk	<p>Although the specific area relating to this application was not affected in the May flood, the adjacent main farmhouse and courtyard were flooded. However the applicant has advised he intends to carry out several flood resilience measures on his land (clearing existing ditches, creating a new dry ditch to prevent run off from his fields into East St. and remove a bank to alleviate the flood waters coming from Horns lane and Francombe Lane).</p>
10. Other reason – please explain	
2. Comments only	<input type="checkbox"/>
<p>General Observations: Although the Parish Council supports the application, we have highlighted above our concerns over traffic generation, potential disturbance to existing and future residents (permission has already been granted for 3 houses adjacent to this site), and flooding and would request a condition be placed on the planning permission controlling permitted hours of operation. Shepton Montague is currently waiting for a Section 19 appraisal of the recent flooding in the village.</p>	

23.10.23

6 a.o.b.

- A cheque was signed for the SALC affiliation fee for 2023-2024 of £54.98.
- Robert Dimond requested the clerk to ask for the drains on East St. to be unblocked.
- Vanessa Stubbs advised that an email circulation list was being set up for people who wished to be kept informed of developments at The Newt/Emily Estate.

7 Open discussion

There being no further business the meeting closed at 8.15 pm.

The next meeting will be held on Monday November 13th at 7pm in the Village Hall.

Chairman _____ Date _____