

# MINUTES OF THE MEETING OF SHEPTON MONTAGUE PARISH COUNCIL HELD ON THURSDAY 30TH NOVEMBER 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 nine members of the parish and the Applicant in respect of Item 5.

- 1 **Apologies for absence:** Tom Power (Somerset Council).
- 2 **Declarations of interest.** None.
- 3 **Minutes of the last meeting** were signed as a correct record.
- 4 **Matters arising:** None
- 5 **Planning Application: Application number 23/02756/FUL Operational development (following Class R prior notification 22/02847/PD) and change of use of access land to C1 hotel use (apart-hotel), at Barn at Trendle Lane, Stoney Stoke, BA9 8HY**  
 JS projected the site plan onto the screen. Several members of council had conducted a site visit. PW gave his observations on the proposal followed by members in turn and Council discussed the plan before comments were accepted from the floor and the Applicant was invited to comment. Council resolved to object to the proposal and send the following comments to Planning:

### PARISH COUNCIL COMMENTS

Name of Parish Council:	Shepton Montague
Application Ref No:	23/02756/FUL
Address:	Barn at Trendle Lane, Stoney Stoke BA9 8HY
Date of response:	4/12/23

<b>1. Support the granting of permission</b>	<input type="checkbox"/>
Please explain below the main grounds on which you support the proposal:	
<b>2. Object to the granting of permission</b>	<input checked="" type="checkbox"/>
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	
2. Design & appearance, impact on public visual amenity	The current structure is inadequate requiring new structural elements tantamount to the construction of a new building which is contrary to Permitted Development. The introduction of an hotel on this site is at variance with the isolated, rural, non-domestic setting and would impact adversely on the character and appearance of the locality.

30.11.23

	The proposal provides for no outside space for leisure activities which could result in further 'creep' into agricultural land.
3. Layout & density of building	
4. Effect on listed buildings and/or conservation areas	The site falls within listed, protected parkland (Redlynch Park)
5. Loss of trees or ecological habitats	Loss of agricultural land: the application is for change of use of the agricultural land between the barn and the road gate. Council objects to this loss of agricultural land.
6. Inadequate parking and/or servicing areas	There is nowhere <b>at all</b> to park in Stoney Stoke when the 5 provided spaces are used. At least 4 will be used by room occupants as there is no other transport available to reach the site and one will be needed every day for whoever is servicing the hotel rooms. Any other maintenance or delivery vehicles will block the lane.
7. Access, highways safety or traffic generation	Access – the plan shows the proposed car park/bin area abuts the neighbouring barn however the neighbours have a 1 metre right of access to maintain their property. Access to the site itself is via a very narrow (single vehicle width only) and steep lane from the South or via a notoriously dangerous junction from the B3081, on a sharp bend with no visibility if turning into the access road from the North. There is a history of multiple accidents at this site. There are no passing places on the access lane and ditches both sides. Council consider that the application underestimates the amount of traffic the proposal will generate. It is 3 miles to the nearest town facilities so everything required by the room occupants will have to be delivered or obtained by car/van, resulting in multiple comings and goings.
8. Noise, smells or disturbance from the scheme	There is no on-site supervision proposed and the owners live over a mile away therefore there is potential for disruption and anti-social behaviour.
9. Flood Risk	The application states there is no flood risk but there is already a high risk of surface water flooding with the site often waterlogged and water running down Stoke Hill into the River Pitt and flooding the lane around 'Trendle'. The proposed building and hardstanding will increase the volume of water leaving the site, some of which currently flows into the ditch, through a drain which runs under the field opposite and feeds into a stream and then into the River Pitt. It is noted that the slurry effluent from the site currently flows across the lane and does not go into the drain.
10. Other reason – please explain	The applicant has applied for a house twice under Class Q (2016 and 2017) and been refused on each occasion for some of the reasons outlined above. These have not changed.
<b>3. Comments only</b>	
General Observations:	

**6 A.o.b.**

- Cheques were signed for JoTibbatts for maintaining the churchyard and village hall garden - £922.50 and for John Sykes in reimbursement of expenditure on two maps for the Parish - £39.98.
- Vanessa Stubbs had attended a meeting in connection with the closure of Bruton School for Girls. The Trust is holding a consultation regarding the future and she reminded the meeting that comments have to be in by 4<sup>th</sup> December. Anyone submitting a comments should copy in Bruton and Pitcombe councils.
- Flooding: JS reported that he would be attending a meeting with Paul Rawson of The Newt and two others next week. He advised that the Farm and Welfare Advisory Group (FWAG) website contains excellent flood management information sheets, aimed at landowners. PW thanked JS for all his work on flooding.
- AW and JH re going to the next LCN meeting on 6<sup>th</sup> December in Wincanton.
- PW reported that he and John Hill had cleared the brambles etc. from around the five salt/grit bins in the parish. Residents may help themselves to salt/grit as required.
- PW had received an email from a Charlton Musgrove resident pointing out the lack of doctors in the area. MP Sarah Dyke is aware of the situation. AW and JH will raise at the LCN meeting.

There being no further business the meeting was closed at 8pm.