

**MINUTES OF LEIGH-ON-MENDIP PARISH COUNCIL EXTRAORDINARY MEETING
HELD ON MONDAY 31 JANUARY 2022 AT 7.00 P.M. IN THE MEMORIAL HALL**

Present	David Mattick, Chairman	DM
	Estelle Kirby	EK
	Iain Kirby	IK
	Paula Freeland	PF
	Vicki Taylor	VGT
Also in attendance	District Cllr A Townsend (AT), County and District Cllr P Ham (PH), Chris Cudmore (Interim Clerk) and 23 members of the public.	

137/21 Open Forum

137.1/21 There were no requests to speak from the public.

138/21 Apologies

138.1/21 Vicki Trundle (VT), Martin Carter (MT)

139/21 Declarations of Interest, Dispensations and Requests for Recording

139.1/21 There were no declarations of interest, dispensations or requests for recording.

140/21 Planning: New Application

[2022/0035/FUL](#) Erection of 2no holiday let cabins and associated parking
Grove Shute Farm BA3 5QT

140.1/21 Mr N Hiscox presented a summary of the application.

140.2/21 The following points were discussed:

Design and appearance, impact on public visual amenity:

There was concern about the appearance of the cabins in the landscape especially in clear views from the north along the Leigh on Mendip to Stoke St Michael Road. The site plan fails to show the proximity to this road. In this context the appearance of the cabins in the landscape is considered harmful. The cabins would be better located out of view to the East or South of the reservoir and they would be better placed closer together; all of which could avoid harm to the rural landscape character.

In any location, the upstanding form of the cabins and associated balustrade arrangement, as currently proposed, exacerbates their visual impact. This may of course be avoided in a new topography of a revised location such that the buildings could be better designed to have a simple agricultural character.

Overlooking, loss of privacy or overbearing nature of proposal:

The site is in fact closer to the Goldsborough Farm properties that could be impacted from the use of the cabins in this location. These properties do not appear to have been consulted.

Biodiversity

No issue subject to appropriate lighting.

140.3/21 A member of the public noted that previous holiday lets had eventually become permanent dwellings. It was advised that this would only be allowed when a change of use application was approved.

140.4/21 It was proposed (IK), seconded (EK) and unanimously agreed to recommend refusal unless the following points can be achieved, either by amendment and re-advertising or withdrawal and resubmission of the application in a revised form.

- a) An alternative location for the buildings so that their impact in the rural landscape is not harmful.
- b) A design that better reflects an agricultural character as the buildings will still be outside the settlement limit.
- c) Detailed plans of the setting of the building, essential to show any subdivision, boundary treatment, surfacing to ensure the rural location is respected and domestic paraphernalia avoided.
- d) Detailed proposals for lighting in respect of both biodiversity and landscape impact.

141/21 Planning: Update Requiring Decision
[2021/2649/FUL](#) Erection of 3no single storey three bedroom dwelling houses.
- Land South Of Apple Meadow View: Re-consultation on revised layout and drainage matters.

141.1/21 Additionally the Planning Officer forwarded further information from the applicant on 28 Jan with an access plan which showed that 2 vehicles could pass one another at the top of the drive (north) and declaring that this land is within the ownership of the applicant. This will be discussed by email outside to provide comment at the next meeting.

141.2/21 The following points were discussed:

Drainage Report (reissued on 11th Jan 22)

This had been reviewed by others. No further comment raised concerning this document.

Documentation Coherence

Two days after the drainage report was posted a revised Proposed Site Plan was released. This plan is not incorporated in the Proposed Drainage Layout or the latest Drainage Report and invalidates much of the Drainage Report calculations.

Additional Amenity Issue

There is concern regarding the impact to number 9 Apple Meadow View given that there is an outward opening window onto the track and therefore potential noise, smell from vehicle fumes and disturbance as well as damage to the windows themselves.

Outstanding Drainage concerns

The revised Drainage Report does not address any of the previous parish council's concerns. Risks that must be addressed and mitigated include:

- a) Loss of supplies for much longer than 24 hours can be expected with overhead electrical supplies to the village and worsening storms from climate change

- b) Availability of a formal, approved, funded and agreed management system is required to monitor, control, respond to alarms, maintain and repair the system for the life of the site.
- c) Maintaining the capability of the stream to service the local Sewage plant and the levelling pond at Halecombe quarry must be retained.

141.3/21 It was proposed (VGT), seconded (IK) and unanimously agreed to continue to recommend REFUSAL of this application with additional concerns now raised following document revisions since the original consultation in December and comments submitted on 21st Dec 2021.

142/21 Planning: Preparation for Appeal Hearing

[2020/1877/OTS](#) | Outline Planning Permission for up to 40 dwellings and provision of school playing field and car park Quarry Lane Leigh On Mendip: Engaging a Consultant for preparation / appeal.

142.1/21 DM summarized the current position.
 Appeal was lodged (12Oct21), appellants documents are on the website.
 MDC have confirmed they are still waiting to receive a “start date” for the appeal from the Planning Inspectorate and will notify the parish council and all those who submitted comments 3 weeks before the Hearing, once they know the date. A Site Notice will also be put up.

The parish council has a quotation for a consultant to prepare an appeal statement on behalf of the parish council and represent the council at the hearing.

The parish council wishes to confirm that there is sufficient support from parishioners to proceed with this support.

142.2/21 It was proposed that the parish council should proceed with the preparation and brochure phase of work following agreement of the scope and a fixed price. It was not yet clear whether it would be necessary to engage the consultant to attend the hearing and that the Council should seek assistance with costs beyond budget.

142.3/21 There were no objections from those attending and the proposal was agreed.

143/21 Other Urgent Items

143.1/21 No urgent items were raised.

144/21 Date and Time of Next Meeting

144.1/21 21 Feb 22 at 7.00 p.m. to be held at the Bell Inn (Skittle Alley room), due to redecoration of the Memorial Hall. No alcohol allowed at the meeting.

Meeting Closed at 8.16pm