

# BATCOMBE PARISH COUNCIL

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## You are Summoned to the monthly Meeting of Batcombe Parish Council to be held on Wednesday 3<sup>rd</sup> August 2016 at 8.00pm in the Old School, Batcombe

### Agenda

1. Apologies for Absence
2. Declarations of Interest
3. Public Participation – Open village meeting for fifteen minutes for any member of the public to raise any issue relevant to Batcombe Parish *The Chairman can invite members of the public to speak at this or any other appropriate point in the meeting.*
4. Minutes of the Meetings held on Wednesdays 6<sup>th</sup> July and 20<sup>th</sup> July 2016 to be agreed and signed. *Enclosed.*
5. Matters Arising – information updates only.  
*Anything that is not urgent should be left to the September meeting.*

#### 6. Planning Applications

Planning Application No: 2016/1657/FUL

Convert and extend stable building for use as holiday accommodation.

The Stables, Crows Hill, Batcombe – Full Application.

*Councillors should note that each application should be considered on its own merits and the fact that Mr Willis has made multiple applications for a dwelling on this site should not in itself influence the Council's decision. However, the planning application history for the site outlined below is relevant in that the Parish Council should aim to be consistent in its decisions, unless there are good reasons for a change of policy. The decisions of the District Council and especially the Planning Inspectorate on similar applications are also relevant and should be taken into consideration.*

*It should also be noted that the applications for dwellings made before 2006 were rejected as the site was outside the development limit for Batcombe as determined by the Mendip Local Plan. This Plan is no longer in effect and the replacement Local Plan allows for no development in Batcombe, except under certain conditions.*

*The applications for this site made by Mr Willis include those for a cricket pavilion in August 2002 (withdrawn); for a dwelling with office and workshop in June 2003 (withdrawn); for a dwelling with office in September 2003 (withdrawn); for an affordable dwelling in October 2004 (refused permission); for an affordable dwelling and retention of existing building [erected without planning permission] in November 2005 (refused permission and appeal dismissed).*

*In April 2006 Mr Willis applied for an animal shelter (withdrawn) and in June 2006 for stabling. The Parish Council recommended refusal and asked that if permission was granted a condition preventing conversion to a dwelling should be attached to the permission. The District Council refused permission but this was overturned on appeal, after the District Council had allowed an application for stabling closer to the hedge. In December 2008 Mr Willis applied for planning permission for the stables he had built which did not comply with the previous planning permission. This was refused by the District Council but allowed on appeal.*

*In May 2013 Mr Willis applied to extend and convert the stables into a residential dwelling. The Parish Council recommended refusal on the grounds that this would set a precedent for building stables in order to convert them into a dwelling a few years later. The District Council refused permission and Mr Willis' appeal was dismissed.*

*In February 2014 Mr Willis applied to convert the stables to a work/live unit, but withdrew the application after the Parish Council recommended refusal.*

*In August 2014 Mr Willis again applied to extend and convert the stables into a residential dwelling and the Parish Council recommended refusal on the same grounds as the previous application in May 2013. The District Council refused permission and Mr Willis' appeal was dismissed. The Planning Inspector noted that the "proposal would unacceptably harm the character and appearance of the countryside and by reason principally of its isolated location the scheme would not represent sustainable development."*

*In considering an application for holiday accommodation the relevant policy in the District Council's Local Plan is DP22: Reuse and Conversion of Rural Buildings which states that: The reuse or conversion of a building in the countryside (outside of defined development limits) for non-residential uses will be supported where:*

- a) the proposed use would not prejudice the use of adjacent land and premises, particularly where such use entails agricultural or other land based operations.
- b) the design of the building, and associated development required to facilitate its reuse, respects its surroundings and does not harm the wider landscape character of the area or have an adverse impact on the transport network.
- c) in the case of a traditional building, the proposal is sensitive to its fabric and character.
- d) the building is of permanent and substantially sound construction and is proposed for re-use and adaption in a manner which would not require major or complete reconstruction.
- e) any bat roost present is incorporated or replaced, and the external vegetative structure supporting is maintained or replaced within the scheme.

*The Local Plan also states [Para 6.181] that "Not all buildings in the rural area will be suitable for reuse. Those that are considered to be incapable of adaptation without substantial reconstruction, or which are regarded as being of a scale which would promote use inappropriate to the location, or whose reuse (including associated development) would result in or contribute to an incongruous effect upon the landscape character of the wider area are examples of proposals which would normally be resisted."*

## **7. Authorisation of Payment**

£???.00 Mr G Sparkes – Grass cutting in the Playing Field. (*Invoice not yet received.*)

£???.?? Southern Electric – Electricity supply to Playing Field (*Corrected bill not yet received.*)

## **8. Matters of Information or for the Next Agenda.**

*Housing Needs Survey – Matt Day from the Community Council reports that they have received 65 responses to date. They should finish inputting the data the week of this meeting and it will then go to their analysis expert. The Council needs to consider how to report back the results when they are available.*

## **9. Date and Time of Next Meeting:**

Wednesday 7<sup>th</sup> September 2016 at 8.00pm in the Old School Rooms.

*Rob Sage*