

BATCOMBE PARISH COUNCIL

Clerk: Rob Sage

Tel: 01749 850934

e-mail: robsage@uwclub.net

You are Summoned to an Extraordinary Meeting of Batcombe Parish Council to be held on Wednesday 24th August 2016 at 8.00pm in the Old School, Batcombe

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime & Disorder, Health & Safety and Human Rights.

Agenda

1. Apologies and Acceptance of Reasons for Absence

2. Declarations of Interest and Granting of Dispensations

Councillors' Register of Interests forms have now been published on the Mendip District Council website. This means that Councillors need only declare interests that have not been disclosed in the Register of Interests. However, it would be good practice to declare any interests.

3. Planning Applications

Planning Application No: 2016/1849/LBC

Take down and rebuild boundary garden wall as per existing.

Laburnum Cottage, Westcombe – Listed Building Consent.

The wall is the road wall in front of Laburnum Cottage that need to be rebuilt following impact damage. Much of the original stone will be salvaged and reused with some new stone to match the original stone.

Planning Application No: 2016/1874/CLE

Application for a Lawful Development Certificate for an activity in breach of planning condition 6 (employed locally in agricultural) on planning permission 067508.

Cedar Lodge, Baileys Lane, Westcombe – Certificate of Use Existing.

There is an agricultural tie on Cedar Lodge as the original bungalow was built as a retirement home for the owner's father, who farmed at Higher Greenscombe. The Lawful Development Certificate will be granted if the current owner and his family have lived there for over ten years whilst not engaged in agriculture. The owner's agent argues that agricultural contracting, which the owner was still engaged in within the last ten years, is not defined as agriculture for the purposes of the agriculture tie and has provided legal definitions and multiple case studies to back this up.

Planning Application No: 2016/1936/VRC

Application for the removal of condition 2 ("the proposed barn conversion hereby approved shall not be sold off or leased separately from the main farmhouse") from planning permission 067016/002.

Batcombe Lodge, Batcombe – Variation or Removal of Conditions.

In May 1988 planning permission was granted for a barn conversion at Batcombe Lodge with condition 2 (above) imposed in the interests of residential amenity. [The barn conversion provided accommodation for the mother of the then owner of Batcombe Lodge.] In June 1997 planning permission was granted for the conversion of an outbuilding attached to the barn into a stained glass

studio. Condition 3 of this permission states that “The building shall be used solely in connection with the occupation of the host building at Batcombe Lodge as a studio/workshop. Reason: In view of the proximity of the building to Batcombe Lodge the studio is unsuitable for separate accommodation.” The current owner is applying for removal of condition 2 from the barn conversion permission on the grounds that it is an unreasonable restriction and unnecessarily onerous. She also argues that condition 3 from the studio conversion means that the studio cannot be occupied separately from the barn rather than from Batcombe Lodge.

4. Date and Time of Next Meeting:

Wednesday 7th September at 8.00pm in the Old School Rooms, Batcombe

Chris Wildridge

Chris Wildridge – Chairman

19th August 2016