

BATCOMBE PARISH COUNCIL

Clerk: Rob Sage 01749 850934 clerk@batcombe-parish-council-somerset.org.uk

You are Summoned to an Extra Meeting of Batcombe Parish Council to be held on Wednesday 19th July 2023 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

It is the Councillors' responsibility to declare any interests they may have in any item on the Agenda. If you are uncertain please ask the Clerk before the meeting.

3. Planning Application

Planning Application No: 2023/0311/HSE

New openings for the insertion of windows to east elevation, roof lights to east roof slope, timber boarded door to north elevation. (Revised information received 29/06/2023)

Church Barn, Church Farm, Batcombe – Householder Application.

The lower east elevation of Church Barn faces the open green space between that building, the Jubilee Hall and the Church and was left blank when the barn was converted to create the impression of the previous inward facing barns around a central courtyard. An application to insert windows in this blank elevation was withdrawn in 2021 after the Parish Council and the Conservation Officer recommended refusal of planning permission because of the impact of the changes on the Conservation Area, and the surrounding listed buildings that include Church Farm, the Old School and the Church.

The original version of the current application was considered by the Parish Council in March. This application had smaller windows inserted in the blank elevation to address some of the concerns raised about the previous application. The Parish Council decided to recommend approval subject to the Conservation Officer's report as there were concerns about the impact on the Conservation Area, given that the blank elevation has been one of the conditions of the Church Farm development.

No Conservation Officer's report had been forthcoming and the Chair's attempts to speak to the case officer had not been successful. At the beginning of June new plans were submitted adding a door and widening two of the windows on the east elevation. In the light of these changes, the Parish Council decided at its June meeting to recommend refusal due to the impact on the Conservation Area.

The original case officer has now left the Somerset Council and the new case officer indicated to the applicant's agent that she would need to recommend refusal in light of the revised drawings and the Parish Council's recommendation of refusal. However, she offered them the opportunity to submit revised plans reducing the number of openings. The case officer recommended that:

- 1. The pair of openings to the southern sitting room be reduced to a single opening as this is already lit by two windows on the other side.*

2. *The number of first floor windows and rooflights into the corridor should be significantly reduced. The addition of six windows and two rooflights is excessive and whilst it is acknowledged that this corridor is dark when the internal lights are switched off, it is not a habitable space so there is no justification for the quantity proposed.*
3. *Windows should be positioned in a more 'ad hoc' nature to be more in keeping with the agricultural character of the building (as opposed to uniform rows of openings).*

The agent has now submitted revised drawings with the omission of one rooflight, one pair of first floor openings and one ground floor opening. There is a question as to whether the new plans fully meet the case officer's requirements. The case officer is re-consulting on these revised plans and we have until July 28th to make a recommendation.

Planning Application Number: 2023/1252/LBC

Alterations to glazing including new and replacement rooflights, fenestration and internal alterations including replacement staircase, creation of ensuite bathroom, demolition of modern partition walls, reinstatement of door way and creation of new door way. (Re-submission of 2022/1052/LBC).

Kings Hayes, Gold Hill, Batcombe. Listed Building Consent.

This is a re-submission of the Listed Building Consent for the alterations to the Coach House at Kings Hayes following the application to vary the drawings of planning approval 2022/1051/HSE that was considered at the last meeting. The Parish Council recommended approval of the application to vary the drawings.

4. **Date and Time of Next Meeting:** Wednesday September 6th at 8.00pm in the Old School.

Rob Sage

Rob Sage – Clerk

13th July 2023