

BATCOMBE PARISH COUNCIL

Clerk: Rob Sage

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Minutes of an Extraordinary Meeting of Batcombe Parish Council held on Wednesday 9th August 2023 in the Old School, Batcombe, commencing at 8.00pm.

Present - Councillors: Janet Jones – Chair, Jayne Cox, Peter Glaisher, Bryony Harling and Clare Kingston.

Also Present: The Clerk – Rob Sage and four members of the public.

5462 – Apologies for Absence: Tom Price and Ian Sage.

5463 – Declarations of Interest: None.

5464 – Planning Applications: Planning Application Number: 2023/1395/FUL Change of use of part of a building from storage (Class B8) to a Brewery Taproom (sui generis). Lower Westcombe Farm, Westcombe. Full Application. The applicant stated that the proposal was to convert a redundant storage room at Lower Westcombe Farm site to a brewery taproom for direct sales of beers produced by the Woodshedding Brewery onsite. The taproom would also sell cheese, charcuterie (cured meats) and bread produced onsite, primarily for the benefit of the local community. Concerns were raised about parking but it was noted that the taproom would be open in the evening and at weekends when the site would be empty. It was noted that Highways were seeking clarification on the parking. Concerns were also raised about licensing given the licensing authority's recent tendency to issue blanket licences. It was noted that there was an existing licence for the site for the beer and cheese festival and that the owners of the site lived in close proximity to it and were part of the community. The Parish Council recommended approval as it was felt to be an excellent idea that would be good for the community.

Planning Application Number: 2023/1385/TCA T1 - European Ash (Fraxinus Excelsior) – Fell. Brook Cottage, Batcombe. Works/Felling Trees in a CA. The tree was a mature Ash located in the grounds of Brook Cottage but just above Paddock House at the bottom of Mill Lane. The Parish Council recommended approval as the tree was showing signs of Ash dieback and was in close proximity to power lines and Paddock House.

Planning Application Numbers: 2023/1454/HSE and 2023/1455/LBC Installation of new external ASHP, oil boiler and enclosure. Batcombe House, Batcombe. Householder Application and Listed Building Consent. The proposal was to install an air source heat pump and a backup oil boiler to replace the current heating system in Batcombe House. The ASHP and oil boiler would be located in an enclosure in the service yard in front of the stables at Batcombe House, screened from view by timber acoustic screen and the new heating system would be connected to the existing plant room in Batcombe House via an old coal chute to avoid any impact on the historic fabric of the house. The Parish Council recommend approval of the planning application and Listed Building Consent as there were no issues with the proposal. It was noted that work had already begun on installing the equipment.

5469 - Date and Time of Next Meeting: Wednesday 6th September 2023 at 8.00pm in the Old School, Batcombe.

Janet Jones

6/9/23