**SYMONDSBURY PARISH COUNCIL**

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**Symondsbury Parish Council Planning Committee**

**Thursday 9 February 18:30 – 19:00**

**Meeting in Person**

**Held at Symondsbury School**

**Minutes**

**Attendees:**

**Committee Members:**

**Steve Ralph PA Chairman**

**Steve Evans SE**

**Paul Hartmann PH**

**Public: There were no public in attendance**.

**Summary of Action Points arising**

|  |  |  |
| --- | --- | --- |
| No | Item | Action |
| 1 | 6 | PH to generate planning reports. |

1. **Welcome and apologies:**

1.1 The Chairman opened the meeting and thanked attendees for coming. It was noted that Sylvia Ainsley had submitted her apologies for the meeting.

1. **Declarations of interest:**

2.1 There were no declarations of interest.

1. **Approval of the minutes of the January 2023 meeting:**

3.1 The minutes of the January 2023 Planning Committee meeting were confirmed as accurate notes of the meeting and were approved.

**4. Correspondence List (previously circulated)**

4.1 No comments on the correspondence list.

**5. DEMOCRATIC HALF HOUR** during which members of the public are invited to raise general matters of interest.

5.1 No matters were raised.

**6. Planning Applications and to consider any other planning/enforcement issues:** (public verbal comments limited to 3 minutes per representation prior to Committee consideration).

**6.1** **Application No: P/VOC/2023/00513 Proposal: Erect 1 No. Sustatinable new build single story house. Variation to conditions 2,3,4 & 5 of P/FUL/2022/00457**

**6.1.1** The Chairman asked PH to outline the proposal. PH commented that he had reviewed the proposal.

The variation to condition 2 was regarding the revision to the drawn information. This included changes to window positions, minor plan changes, additional information etc and is suggested as acceptable although it should be noted there was no revision identification to the original drawing number.

It is suggested that the variation to condition 3 does not cover the following important items.

a)The hedge and tree protection does not consider the important hedgerow to the Public Footpath Right of Way. In addition it should be noted that the tree No T003 is an important part of landscape adjacent to the footpath and should be retained.

d) The detail of the area for storage of materials is not mentioned together with a poor description of the protection when concrete is mixed and run off occurs. A definitive drawn and written statement for these procedures in this sensitive area should be provided.

e) The actual location of the sewage treatment plant on this important site is not identified. It does suggest the position of the plant can be determined on site however it is felt that this comment does not satisfy the planning requirements due to the constraints of the site and the potential size of the plant below ground.

The variations to condition 4 and condition 5 were considered acceptable.

There are currently no objections from local residents.

**6.1.2 Consideration:** The committee debated the proposals and the consideration was that the detail around condition 3 was not acceptable. It was felt that given the importance of the site and its constraints, further consideration should be given to condition 3, that definitive solutions should be provided together with protection of the important hedgerow and trees to the Public Right of Way.

**6.1.3 Conclusion:** The committee agreed the application for a variation to reserved matters was not acceptable.

**Decision: Object**.

**6.2** **Application No: P/PAEL/2023/00321. Proposal: Installation of 3 No new antennas 30.8m AGL at Transmitting Station, Highlands End, Eype.**

**6.2.1**  The Chairman asked PH to outline the proposal. PH commented that the application was to increase the number of antennas to the existing pylon at a height of about 30 metres. He added that the pylon already had a large number of antennas and the proposal would not necessarily be noticed. Although there was also an upgrade of equipment at ground level this was in an area that was already full of necessary equipment and according to the information was an upgrade to that already installed. In real terms the difference would not be noticeable however the improvement in service would be.

**6.2.2 Consideration:** The consideration was that the confirmation of overall consent for the work to the pylon was agreed as an appropriate way forward.

**6.2.3 Conclusion:** In summary the Committee found the proposals were acceptable.

**Decision: No Objection**

**7. Items for inclusion at the next meeting.**

**7.1** No items noted.

**8. AOB**

**8.1 Eype House Caravan Park**: PH commented that further to the submission of an application for legal confirmation of residential use of static caravans on the site made by Highlands End, the Planning Authority had refused the application.

**8**.2 A request had been made to Cllr Streatfeild to visit Tuckers Cottage and view the development. She visited the site with Cllr Ralph and they recommended that retrospective planning be applied for due to the alterations to the original plans and that work was continued to clear up the site to improve the appearance.

**9. Next Meeting**

**9.1** The next scheduled Planning Committee meeting will be at 06:15 pm on 9 March 2023, prior to the main Parish Council Meeting. The venue is Symondsbury School.