

Sampford Brett Parish Council

Extraordinary Parish Meeting Minutes

Monday 12th August 2024



Minutes of the Sampford Brett Parish Council Extraordinary Meeting which took place on Monday 12th August 2024 and was held at Sampford Brett Village Hall, beginning at 6.30pm.

Parish Councillors Present: J Swan (Chair), N Brodrick (Vice Chair), B Martin, S Miles, J Russell, T Skinner, and S Voller

In Attendance: County Councillor Rosemary Woods and Mrs T-A Biss (Clerk and Responsible Financial Officer)

The meeting was formally opened at 6:30pm.

1. TO RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE THE REASONS GIVEN (LGA 1972 s85 (1))

1.1 None.

2. DECLARATIONS OF INTERESTS

Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items (as set out within the Parish Council's Code of Conduct), and to consider any prior requests from members for Dispensations that corresponds with Localism Act 2011 s33(b-e). (NB this does not prevent any later declarations)

2.1 None.

3. PLANNING APPLICATION APPEAL - 3/28/23/003 DEMOLITION OF DWELLING AND ERECTION OF 3 NO. DWELLINGS WITH ASSOCIATED WORKS TREMONT, 33 TOWER HILL, WILLITON, TA4 4JR (PINS REFERENCE NUMBER: APP/E3335/W/24/3345467)

3.1 Documents and links to the County Council Planning Application website for the above appeal had been circulated prior to the meeting. Members discussed the documentation and raised concerns over the inaccuracies found within the "Statement of Case" as presented by the appellant.

Resolution 1

That the objections raised by the Council at the 22 November 2023 Extraordinary Parish Meeting stand.

Resolution 2

Statement of Case – Reference 3.3.1

That the Council strongly disagrees with the statement that the "proposed design would respect the character of the area" and feels that there is no significant supporting evidence.

Resolution 3

Statement of Case – Reference 4.4

That the Council disagrees that the application is sympathetic to local character, "including the built environment."

Resolution 4

Statement of Case – Reference 4.6

That the Council strongly feels that the reference quoted from the Central West Somerset Character Area (WSLCA 1999) of “*buildings are mostly small, two storey cottages of simple form*” is misleading and this “blanket description” does not appropriately describe the area in which the application site is located. The significant characteristics of the properties in this section of Tower Hill is that of larger detached or semi-detached housing in large plots.

Resolution 5

Statement of Case - Reference 4.7 and Figure 1

That the Council strongly feels this is misleading and not a true reflection of the locality surrounding the application. The area shown in Figure 1 is a significant distance from the site and is not representative of Tower Hill as evidenced by Figure 3, Aerial photograph.

Resolution 6

Statement of Case - Reference 5.3

That the Council feels that the reference to Taunton Deane’s five-year land supply is irrelevant as this application is within West Somerset. This is confirmed within the written statement from the Local Planning Authority which also provides more up to date data regarding the 5-year housing supply.

3. NEXT PARISH MEETING – 11th September 2024

Chairman’s Signature: DJ Swan Date: 11th September 2024