

Shapwick Parish Council

Minutes of a meeting held on 24 July 2019
at 7.00pm at The Pavilion, Shapwick

- 19/20/54 Present:** Brian Norris, Laura Anderson, Martin Davis, Jerome Hayes, Sally Richardson and Sue Sellick
- 19/20/55 In Attendance:** Sue Williams (Clerk)
- 19/20/56 Also Present:** Mr Lyndon Brett (applicant's agent) and 11 villagers/interested parties.
- 19/20/57 Apologies for Absence**
Apologies were received from Nigel Phillips.
- 19/20/58 Open Session**
Brian Norris welcomed everyone to the meeting, explained proceedings and asked Mr Brett to explain the plans.
- 19/20/59 Planning Application 43/19/00004 Land at Shapwick Hill (Mendip View) - Change of use and extension of existing steel framed portal building to provide storage and maintenance of classic cars including B1 (Business) and B8 (storage and Distribution) uses. The erection of a building to include a café (A3), shop (A1), goods and visitor centre (D1) uses. Use of land for the storage of lorry trailer parking for up to four trailers.**

Mr Brett explained the history of the site including the previously granted permission for application 43/16/00010 (F Griffiths & Sons). He detailed that the current proposals centre on the classic car collection owned by Mr Wheeler. The proposals cover a reduced development footprint compared to 43/16/00010, reduced traffic movements, no daily deliveries from articulated lorries and the visitor centre /café will be by appointment only with fewer jobs created than under application 43/16/00010.

The plans were displayed on screen for all to see.

Brian Norris asked for questions from the floor.

A resident asked how far the application area boundary extends from the entrance towards Loxley Batch. Mr Brett said 20-25 metres.

A resident said they objected to buildings being put on the land which they felt is agricultural. Mr Brett said the building would be smaller than that proposed in application 43/16/00010 and hence it would be further away from neighbouring housing.

A resident asked what would happen with the rest of the field (outlined in blue on plans as land owned by the applicant). Mr Brett said that if the current application is granted any further buildings (if required) on the field, which is agricultural land, would require the submission of a planning application.

A resident asked about the plans for the visitor centre. Mr Brett explained that the visitor centre would be open by appointment only and will comprise a café, toilet facilities, learning area and shop.

19/20/59 cont'd

The classic car collection will be housed in the barn, each car having an annotated board detailing information about the car.

The chair asked what stops the collection and visitor centre being a museum. A resident commented it would be a mini Haynes Motor Museum. Mr Brett said the collection is very small and the applicant doesn't want it to become a major visitor attraction – it is more about sharing an enthusiasm.

A resident said if a lot of money is being invested in this won't the applicant want a return and therefore, there is potential for the collection to grow. Mr Brett said any extension/alteration would require a separate planning application.

A resident asked if the opening times would be defined. Mr Brett said the visitor centre is by appointment only and therefore would be open less than the shop proposed under application 43/16/00010.

A resident said it appears to be a very complex application with lots of activities going on in a small space. Another resident said they felt it needed more thought and detail.

A resident asked for details about the shop. Mr Brett said it would be linked with the visitor centre and would sell items associated with the classic car collection.

A councillor commented that popularity of the cars would dictate footfall.

Residents asked for more detail on lighting (there have already been issues with security lighting be on 24/7), sewage, security and traffic movements.

Mr Brett detailed the following:

Lighting – Mr Brett said the lighting issue referred to has been resolved. He said that he anticipated that there would be a planning condition placed on any lighting at the site. A resident queried whether more lighting would be needed for CCTV to work. Mr Brett said modern CCTV only requires low light levels.

Sewage – Mr Brett said there would be a private sewage arrangement with a soakaway system. The Environment Agency would sample any run-off. He said that he felt that the paddock area provided a generous area as a soakaway. Governance on sewage and soakaways is strictly regulated – the EA and building control will have an input.

Security – Mr Brett said there would be high definition CCTV with a sophisticated relay. He said the buildings would be protected rather than the site. There is no provision on the boundary other than the current hedgerow – no security fencing is planned.

Traffic Movements – Residents said that lorries entering the site are already causing health and safety (H&S) concerns and that in general an increase in lorry traffic through the village has been noted. A resident also expressed concern that HGVs and an educational centre are not a good mix. Mr Brett said that H&S rules must be complied with and pointed out that this application has far fewer HGV movements than application 43/16/00010. A councillor asked why the application includes parking for four trailers – Mr Brett said this is needed due to loss of storage at another site. A resident said there are more than four trailers there currently. The chair said if the application was granted approval then such matters would be easier to 'police'. Some HGV movements are required to move the cars that are loaned out for drama and film productions.

The overall feeling amongst residents/interested parties present was that the application lacks detail and that it is difficult to make comprehensive comments.

19/20/60

Closed Session

Brian Norris asked Councillors for comment.

Jerome Hayes said that the PC has been pushing SDC for answers/enforcement ever since new activity started at the site. He said he felt the application was ambiguous and that it appeared to be a 'cover all' application. He expressed concern about any further HGV traffic movements using the village's roads and drew attention to the access arrangements to the site. He also commented on the access apron having been worked on already. Jerome Hayes proposed the PC object to the application on every aspect.

Laura Anderson said she agreed with many of the concerns raised by residents. She also said storage of hazardous substances does not appear to have been addressed.

Sally Richardson said she felt the application lacked detail.

Brian Norris said he thought that the barn is for agricultural purposes under current permissions and that the storage of classic cars would not come under this.

Jerome Hayes said since South West Wood Products Limited has been granted permission for activity at Meare the village has seen an increase in the number of HGV movements and that the village roads were not suitable for more HGV traffic. He also said there is a problem with the site gates being closed and lorries stopping in the road while the driver leaves the cab to open the gates causing a dangerous position for other vehicles turning off the A39.

Brian Norris said he thought it might be better described as a museum and that a better understanding of what is involved in the restoration of classic cars is required (are ventilation/humidity units required?).

Sally Richardson said there are concerns about the sewage arrangements – the plans are ambiguous.

Jerome Hayes proposed that the PC object to the application for the following reasons:

- Application is ambiguous, contradictory and lacking in detail
- Access – proximity to A39 and locked gates causing a H&S issue
- HGV traffic – village cannot sustain a further increase in HGV movements
- Education centre and HGVs not a good mix raising H&S concerns.
- Effect on owners of neighbouring properties with reference to light and noise pollution and sewage arrangements
- Site security
- Is it better classified as a museum?
- Better understanding of requirements of vehicle restoration to include ventilation/humidity units and storage of hazardous materials.

Brian Norris said the current usage of the site for storage of cars and trailers should be questioned as it may contravene current permissions.

Proposal seconded by Laura Anderson. Unanimous. Clerk to inform SDC

19/20/61

Date of Next Meeting

Date of next meeting will be Tuesday 17th September 2019 at 7.30pm.

There being no further business the meeting closed at 7.55pm.

Signed.....

Date.....