

Shapwick Parish Council
Minutes of a meeting held on 31 August 2021
at sites of application

21/22/41 Present: Martin Davis, Laura Anderson, Graham Croucher and Sue Sellick

21/22/42 Apologies for Absence
 Apologies were received from Paul Rogers

**21/22/43 6.30pm Planning Application 43/21/00006 Field at top of Main Road, Shapwick –
 Erection of general purpose agricultural building**

21/22/44 Also Present: Mr S Osborne and Ms T Lockyer and 3 villagers

Open Session

Martin Davis invited the applicants to explain the plans.

The proposed building is for the sole purposes of storing feed, hay, sheep concentrate, equipment and to treat sheep as required as well as for lambing.

The proposal is for a mono pitched, four bay box profile juniper green clad building. It will be located in the far north east corner of the field to minimise any visual impact.

Closed Session

Martin Davis asked Councillors present to comment.

Martin Davis asked if an apex roof would be more appropriate – the design has been made to the minimum size required.

Graham Croucher asked if the application was linked to any outcome of application 43/21/00010 – The applicant advised that this is a separate application.

Martin Davis said it is important to support local rural businesses. Councillors agreed that the proposal is appropriate for the required usage.

Martin Davis proposed that the Parish Council support the application for the reasons listed above. Seconded by Graham Croucher. Unanimous. Clerk to inform SDC.

**21/22/45 6.50pm Planning Application 43/21/00010 Barn A, Blacksmiths Lane, Shapwick -
 Application for the Prior Approval of the proposed change of use of agricultural building to 3no. dwellings and associated operational development**

21/22/46 Present: Martin Davis, Laura Anderson, Graham Croucher, Lesly Gaskell and Sue Sellick

21/22/47 Also Present: 7 villagers

21/22/48 Open Session

Martin Davis invited comment.

Laura Anderson raised concerns over parking – Blacksmiths Lane is very narrow and access would be compromised if residents were to park in the road. This was echoed by owners of neighbouring properties who highlighted that agricultural and emergency vehicles need access at all times.

21/22/48 cont'd

Lesley Gaskell said that use of class Q can only apply if all relevant criteria are fulfilled. The fact that it is currently in use as an agricultural building was raised.

Villagers present commented that the proposals do not meet with the Village Design Statement.

Andrew Stone said that the village sewage system is not fit for any more houses to be added to the system.

Lesley Gaskell said a contamination survey will be required.

Anthea Beale raised the question of where refuse bins would be put as the layout does not give room for these.

It was questioned whether nine cars would actually park in the manner indicated on the plan – it was felt this would be unlikely.

Robert Matthews said that the nature of the footprint does not allow for any outside space yet the three bedroom dwellings would suggest they are intended for families.

Diana Moore said she had no issue with the development of the barn but was concerned about the parking.

21/22/49**Closed Session**

Martin Davis asked Councillors present for comment.

It was agreed all concerns had been raised during the open session.

Martin Davis proposed that in the first instance the Parish Council object to the application as more evidence would be required relating to the following clause as the barn is currently in use: Class Q Legislation: Development is not permitted if: (f) less than 1 year before the date development begins— (i) an agricultural tenancy over the site has been terminated, and (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use. Additionally if such evidence shows that development is permitted then the following concerns should be made:

The proposed designs are not in keeping with the character of the surrounding properties and do not follow the Village Design Statement. Increased traffic on Blacksmith's Lane is likely. Car parking - it is unlikely that occupiers of the proposed properties would park in the designated spaces - one behind the other for each property. Blacksmith's Lane is very narrow and does not have the capacity for occupiers to park on the road - agricultural and emergency vehicles must have access at all times. The number of properties proposed is too intense and does not provide access to outdoor space. Seconded Lesley Gaskell. Unanimous. Clerk to inform SDC.

21/22/50 7.30pm Planning Application 43/21/0007 7 Monks Drive, Shapwick - Retrospective application for the erection of a replacement outbuilding

21/22/51 Present: Martin Davis, Laura Anderson, Graham Croucher, Lesley Gaskell and Sue Sellick

21/22/52 Also Present: Agents for the applicant and 1 villager

21/22/53 Open Session

Martin Davis asked the agents to explain the plans.

This is a retrospective application for an outbuilding being erected on the site of old one and will be used to store grounds keeping machinery. The outbuilding will occupy the same footprint. The conservation officer has been consulted over the finishes which will be – double roman tiles and waney edge douglas fir timber cladding with reclaimed hardwood windows.

21/22/53 cont'd

Martin Davis asked Councillors present to comment.
Lesley Gaskell said she had no objections. Others present agreed.
Lesley Gaskell proposed that the Parish Council support the application on the grounds that the proposals in design, site of proposed building and the natural screening will not impact on Shapwick House Hotel. Seconded by Sue Sellick. Unanimous.

21/22/54 Date of Next Meeting

Date of next PC meeting will be Tuesday 21st September 2021 7.00pm in Village Hall.

There being no further business the meeting closed at 7.50pm.

Signed.....

Date.....

