

Shapwick Parish Council

Minutes of a meeting held on 24 May 2022
outside the Pavilion at 7.00pm

- 22/23/19 Present:** Frank Barnard, Steve Champion, Graham Croucher, Moray McGowan and Paul Rogers
- 22/23/20 Apologies**
Apologies were received from Mrs Jane Walker.
- 22/23/21 Declarations of Interests**
Lesley Gaskell had previously declared an interest and did not attend the meeting.
- 22/23/22 Planning Application 43/22/00002 – New Lawn, Lawn Lane - Erection of detached garage, also erection of single storey front (South) extension**
- 22/23/23 Also Present:** Mr & Mrs Wall (applicants)
3 nearest neighbours
- 23/23/24 Welcome**
Graham Croucher welcomed everyone to the meeting and explained the format of the meeting.
Graham Croucher reminded those present of the outcome of the second site meeting held on 3 May 2022.
The Parish Council objected to the application on the following grounds:
- The proposed garage will have an adverse effect on nearest neighbours in particular 4 Lawn Lane. The Parish Council sought clarification as to whether the application complies with the 45 degree rule and right to light in respect of 4 Lawn Lane
 - The size and scale of the proposed garage will impact on the open nature of the street view of Lawn Lane contrary to the recommendations in the Shapwick Village Design Statement, adopted as supplementary planning guidance by Sedgemoor DC on 28/04/99
 - The footprint of the proposed garage will be within a conservation area
- The architect for the applicants has provided sun-shading information which the case officer has asked the Parish Council to consider – hence this meeting.
- 22/23/25 Open Session**
Graham Croucher asked those present to comment.
- Candy Wall said when seeking pre-planning advice access to light had not been raised as a problem – Sedgemoor DC has not raised it as an issue. Candy Wall said that the sun-shading information provided by the architect is based on evidence and calculations. Candy Wall said the diagrams do show some shading in garden of application but that the diagram does not show the property boundary.
- Penny Jones said she would lose sunlight particularly in the winter months and that a shadow would be cast on her property.
- Graham Croucher said that frost would linger in areas where a shadow is cast.
- Steve Plant said the diagrams did not show the duration of the day – only certain times.

22/23/25 cont'd

Graham Croucher handed round annotated shading diagrams which had not been posted on the planning portal.

Candy Wall said that the architect had used a standard programme to provide the sun-shading information.

Penny Jones reiterated a shadow will be cast on her property.

No further comments were made.

22/23/26**Closed Session**

Moray McGowan said that the information is ambiguous. There will be shading of the neighbour's property and land.

Paul Rogers said that on the worst day there is shading of neighbouring property but the question is how much the planning authority see this as an issue.

Moray McGowan said there are concerns about the application. He reiterated that there were two points of objection raised and those still remain.

Steve Champion questioned why Sedgemoor DC are expecting the Parish Council to be lighting experts and that Sedgemoor DC are better placed to judge this. Steve Champion agreed the architect had used a standard package and that there would be some shading.

Frank Barnard said the shading would be marginal and agreed with comments made by other councillors.

Graham Croucher said there would be marginal shading but that shading relating to the neighbouring house is the important factor. Graham Croucher said Sedgemoor DC has all the relevant paperwork and has more expertise.

Graham Croucher asked Councillors whether the original decision in respect of light has been affected by the sun-shading paperwork.

Moray McGowan said it marginally addresses the light concern.

Frank Barnard said the shading is marginal.

Paul Rogers agreed but said it is a complex matter which Sedgemoor DC needs to look into further.

Graham Croucher proposed restating the objection with reference to size and location and being contrary to the Village Design Statement and Policy D2 as this objection still stands. Having looked at the sun-shading evidence shading is marginal (at particular times of the year) therefore concerns relating to this aspect are reduced but a more expert opinion is required.

Moray McGowan said he felt the shading is still a concern – it will have an adverse effect on the neighbouring property on the ground.

Frank Barnard asked is shading marginal or not a problem.

Steve Champion said it is marginal but Sedgemoor DC has the expertise.

22/23/26 cont'd

Graham Croucher said he thought light was less of an issue than before.

Graham Croucher proposed:

- 1. To restate the objection with reference to size and location and being contrary to the Village Design Statement and Policy D2 (Clerk to look up relevant clause)
- 2. In consideration of the sun shading documentation concerns in respect impact of light on 4 Lawn Lane are reduced as Councillors believe the shading of the property is minimal and applies at limited times during the year. However, the front garden of 4 Lawn Lane will be in shade for a good deal of the day throughout the winter months.

Applicants and nearest neighbours left the meeting at 7.25pm.

22/23/27

Jubilee Tree Plaque

Graham Croucher thanked Frank Barnard for his work to date on a plaque to commemorate the trees planted for the Platinum Jubilee.

Frank Barnard said he was keen to get a decision so that an order can be placed.

Graham Croucher said that given the time frame it is unlikely that a plaque will be ready in time for the village jubilee celebrations and that he felt it would be prudent to obtain more than one quote.

Steve Campion said the norm would be to obtain three quotes.

Frank Barnard said this should have been made clear at the outset. He advised that the church require a free standing plaque.

Paul Rogers said that as public money is involved the Parish Council needs to demonstrate a best value process has been carried out.

Frank Barnard agreed to obtain further quotes and liaise with the church on final design.

Graham Croucher proposed that as long as the quote was less than £350.00 and the plaque meets requirements then an order can be placed. Seconded by Steve Campion. Unanimous.

22/23/28

Date of Next Meeting

Date of next PC meeting will be Tuesday 19th July 2022 7pm in the Village Hall.

There being no further business the meeting closed at 7.45pm.

Signed.....

Date.....