

Goathurst Parish Council Meeting
Minutes of the Planning Meeting held on Monday 9 October 2017
8 pm, Goathurst Village Hall

Present: Cllrs Jo McDonagh (Chairman), Richard Kilbey, John Capell, Isabel Shute, James Roberts; Ann Manders (Clerk); two members of the public.

1. **Apologies:** none.
2. **Declarations of interest on agenda items:** Jo McDonagh and John Capell declared a pecuniary interest in item (5) – John Capell as the applicant and Jo McDonagh as immediate neighbour and husband of the architect. No other councillors expressed any interests.
3. **Public Forum:** see under each item.
4. **Planning Application Number: 29/17/00006, Type: Full Planning Permission**
Location: Sherwood, Park Lane, Goathurst, Bridgwater, TA5 2DG
Proposal: Change of use of agricultural building to holiday accommodation, including associated works, rebuilding courtyard extension and open storage building extension. An e-mail had been received and a member of the public verbally raised a concern regarding the insertion of roof lights on the west side of the building, however examination of the drawings confirmed they were actually to be inserted on the east elevation – this was thought to be okay. It was also noted that the application contained a contradiction on page (3) where the wrong box had been ticked. The Councillors wished it to be noted that they had previously had concerns about the unauthorised removal of the roof at this property. The Clerk was asked to respond to SDC stating that although they had no objections to the current application, due to their previous concerns they would like to be re-consulted in the event of any future minor amendments to the application.
5. **29/17/00008, Type: Full Planning Permission**
Location: 2, The Old Rectory, Goathurst, Bridgwater, TA5 2DJ
Proposal: Change of use, and extension to existing domestic garage to a dwelling, and creation of new access and parking for existing dwelling. John Capell and Jo McDonagh left the meeting at 8.20 pm, Richard Kilbey took over the role of Chairman. A member of the public had written to the meeting regarding concerns relating to the proposed removal of the bench and hedge at this property, the applicant's wife, present as a member of the public, reassured him that the majority of the hedge would remain but would be reduced in depth, the bench would also remain but would be moved further back from the road. The Councillors also considered an e-mail objecting to the proposals on the grounds that it didn't comply with current planning policy, ie: that Goathurst is currently designated as countryside worded: '*development strictly controlled and only permitted in exceptional circumstances*', the objection further stated that if Goathurst were to be re-classified as Tier Five in the future the guidelines would be: '*These settlements are not considered to be sustainable locations for growth. They have extremely limited facilities. However, equally they are not considered to be*

countryside and in exceptional circumstances limited development in the form of appropriate infill or redevelopment might be acceptable. Such development might potentially assist in supporting any existing facilities or promoting the provision of new facilities.

In addition, rural exception sites might be appropriate where there is a demonstrable need that cannot be met at a more sustainable settlement. Such schemes would normally be expected to be 100% for affordable local needs and have clear local support'. In addition the objection stated that 'The addition of another new house as well as another wide opening through the hedgerow for a new drive and vehicle parking would significantly alter the historic aspect from the (Halswell) estate, endangering its listed status of the Park and so its future as a benefit to the village of Goathurst itself.' The Councillors discussed these objections in some depth, concluding that the objections relating to altering the historic aspect from the Halswell estate were overstated. A letter from the applicants included with the application stated that they had . . . *'lived in Goathurst for over 31 years and very much appreciate and greatly value the warmth and supportive nature of the community.'* The letter further stated that as they become older they wished to remain in the village in a more manageable home with only one level and that there is a lack of such properties in Goathurst'. The Councillors discussed whether the application complied with current policy and concluded that this was a very small development of an exceptional nature which would provide an affordable home for local needs. The Councillors considered whether approval of the application would set a precedent for future similar applications but concluded that these were likely to be minimal and should be considered on individual merit. The Councillors unanimously concluded that they had no objections to the application and discussed whether they should return a 'no comment' to SDC. The Councillors further considered the wording of the Tier Five guidance and concluded that in order for SDC to approve the application *'clear local support'* would need to be demonstrated. The Councillors then considered whether they should actively support this development and unanimously concluded that this was an exceptional circumstance which supported a clear local need. The Clerk was asked to write to SDC stating support for the application on the grounds that it would provide an affordable and manageable home, set on one level, for long term residents of the parish of Goathurst

6. **Any other business:** there being no other business the meeting closed at 8.50 pm.