

BUTCOMBE PARISH COUNCIL (PC)

Minutes of meeting held at 18.30 on 11th April 2025 at Butcombe Village Hall

Attendees:

Parish Councillor Dick Whittington, Chair (DW)
Parish Councillor John Rodaway (JR)
Parish Councillor Justin Milward (JM)
Parish Councillor Trevor Mitchell (TMO)

Item 1. Apologies: -

Colm O'Doherty (CD) Parish Council Clerk, Parish Councillor Jim Croker (JC).

Item 2. Declaration of Interests: -

None.

Item 3. Planning: -

(a) Application No. 25/P/0621/FUH - Yew Tree Cottage, The Batch, BS40 7UX - Application for proposed First floor extension and other works to existing building to North of site. Proposed erection of garage/store, new vehicular access + hardstanding to south of site.

It was agreed to support the First floor extension to the North of site.

There was some concern over the lack of information with regard to the proposals for the South of the site, in particular whether a new detached garage/store building at a Green Belt location separate from the main dwelling complied with current NSC planning policy, together with concerns over potential extra surface water discharge at a dangerous top-of-hill location, plus lack of building dimensions and/or roofing material information. It was agreed that, if NSC are minded to approve the South of site proposal, planning conditions should be requested requiring appropriate soft landscaping to mitigate any visual intrusion with reference to the public highway and nearby public footpath, plus a restriction against commercial use of the new building. In the absence of the above information, the PC decided that it had no option but to object to the application (JM to respond).

(b) Application No. 25/P/0612/FUH - Yew Tree Batch, BS40 7XG - Application for Certificate of Lawful Development for 2 outbuildings and single store extension

It was agreed to support the application with a recommendation of planning conditions that the residential annexe should not be used for commercial purposes and that the outbuildings should be subject to appropriate soft landscaping to mitigate visual intrusion. Given the recent extension to the main building, it was also agreed to request NSC to verify that this further proposed extension lies within the percentage increase permitted under current planning policy. (JM to respond).

(c) Other updates

Further information was received and discussed regarding the **Land adjacent to Brook Farm, Butcombe Lane** activity on the Shangri-La site. Dialogue with NSC to be maintained.

Date of next meeting: -

- Annual Parish Meeting - 9th May 2025

Distribution: All those present plus Village notice board and file.

Dick Whittington

Signed:

Date: