

## ***BINEGAR PARISH COUNCIL***

Minutes of the Extraordinary Meeting held on 25 July 2017 in the Memorial Hall at 6:00 pm

**Present:** Jon Abbott, Richard Higgins (Chair), Philip Blatchford, Phil Roberts and John Scadding.

**In attendance:** Diane Abbott (Clerk), Chris Dando, Paul Guatieri, Clare Heathcote, Michelle Smith.

1	<b>Apologies for absence</b> There were no apologies for absence.	
2	<b>Declarations of interest</b> There were no declarations of interest.	
3	<b>Planning</b>  <b>2017/1797/FUL – Mr A Thatcher – Land to the Rear of 5 Dalleston, BA3 4UD</b> 2 Bed single storey dwelling with parking. Following discussion the meeting unanimously <b>RESOLVED</b> to recommend refusal of this application for the following reasons: <ul style="list-style-type: none"><li>• <b>Rebuttal Statement</b> - an invalid argument. The Lawful Development Certificate for the garden buildings and pool was issued under Schedule 2, Part 1, Paragraph E of the <i>General Permitted Development Order, 2015</i>. This allows, within the curtilage of a dwelling house, "any building of enclosure, swimming or other pool required <i>for a purpose incidental to the enjoyment of the dwelling house</i>".</li><li>• <b>Access</b> – The site gives onto the narrow neck of the road where it intersects with Turner's Court Lane. It is a single track for the length of the proposed site and there is no footpath. It will add to the dangers for both pedestrians and drivers.</li><li>• <b>Road safety</b> - with a fence and hedge along the very edge of the roadway, required splays for both pedestrian and vehicular visibility are absent. This is contrary to Mendip's Local Plan policies and standing advice from Somerset Highways.</li><li>• <b>Street scene and prevailing character</b> - There are no single-storey dwellings and the proposed one, with a flat roof would be intrusive and inconsistent. It will destroy and not enhance the local identity and character. It will cause unacceptable harm to the character and appearance of the area and is contrary to the principles of the National Planning Framework and Mendip's Local Plan policies.</li><li>• <b>Amenity for proposed occupiers</b> - The design comprises three blank walls with windows only on the front. It faces west and will be dark for much of the day. The design shows the living room and bedrooms with full-length windows. They are close to the road, affording little if any privacy to the proposed dwelling's interior. The dwelling sits hard up against the fence that forms the boundary between Nos. 5 and 6 Dalleston. With a small garden only to the front and onto the road, it offers no privacy for future occupiers. The proposal fails to offer acceptable levels of amenity for future occupiers.</li></ul>	
4	<b>Next meeting and future dates</b> The Council noted the next meeting would be on 5 September 2017 at 7.30 pm in the Memorial Hall.	

The Chair closed the meeting at 6.20pm.