

Crowcombe Parish Council
The Orchard, Biscombe, Churchstanton, Taunton TA3 7PZ
Tel: 01823 601495
Clerk: Claire Morrison-Jones

Minutes of Extra-Ordinary Parish Council Meeting
Held on Thursday 28th September 2017 at land adjacent to Flaxpool Garage, Flaxpool Hill,
Crowcombe, Taunton, TA4 4AW, commencing at 7pm

(in the format to be presented at the next meeting for approval)

Present :

Cllrs M Smith (Chair), T Brooks (Vice), B Druitt
Mr R Fanning (agent for applicant)

107/17 Apologies of absence

D Lock, K Kenyon, J Laver, A Trollope-Bellew

108/17 Public Participation

The agent for the applicant explained the planning proposal to the councillors present

The agent then left the meeting

109/17 Declarations of Interest/Dispensations

None

110/17 Planning

a) Consider application 3/07/17/014

Land adjacent to Flaxpool Garage, Flaxpool Hill, Crowcombe, Taunton, TA4 4AW
Replacement of garage with erection of 3 No. garages and associated works

Councillors discussed the proposals and resolved to object to the application on the following grounds:

- Overdevelopment of that part of the site adjacent to the road, when there would appear to be ample room for further garaging/workshops towards the rear of the site.
- The adequacy of the proposed visibility splay for vehicles approaching from the south (new Garage 3), and a more general concern about potentially increased vehicular movements off this rather dangerous stretch of road.
- The disproportionately high roof line of new Garage 2 when viewed from the road. Were the new garage to be turned through 90 degrees, a view of the gable end would be more visually appealing, and consistent with the other garages and remaining workshop.
- The need for roof lights in each of the three new garages is unclear in a purely commercial development of this nature, where bespoke internal lighting might seem more effective for vehicle garaging and restoration work? The Council notes that the existing garage/workshop that will remain has recently been re-roofed without the incorporation of roof lights, and understands that pre-application advice was not favourable towards a holiday letting proposal.
- It is unclear how many people might be engaged in future commercial activity on

the site, but it is noted that no provision has been included for WC, etc facilities.

111/17 Finances. Payments to approve

Grant Thornton	External Audit Fee	£120.00
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Being no further business, the meeting closed at 7.25 pm

The next Parish Council meeting will be held on Thursday 2nd November 2017 at Church House commencing at 7.30pm