

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 Sunday 15th April at Church House, Crowcombe, commencing at 12.30pm

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

Present :

Cllrs M Smith (Chair), J Laver, B Druitt, R Druitt

1 x member of the public

44/18 To receive any apologies of absence

Cllrs T Brooks and A Trollope-Bellew

45/18 Public Participation

The member of the public present commented that it was good to know that the original building was now to be kept and that the proposed new work will not be interfering with the fabric of the original building

46/18 Declarations of Interest/Dispensations

None

47/18 Planning:

Consider applications 3/07/18/004 and 3/07/005

Erection of glazed link, two storey extension and double garage including internal alterations

Leigh Mill Farm, Leigh Lane, Stogumber, Taunton, TA4 4BL

Councillors present noted the following points:

- The Secretary of State has just released updated guidance on listed buildings and their setting and it gives far more weight to how the changes to a listed building effects setting. This is pertinent to the proposals for Leigh Mill Farm.
- The size of proposed extension is the same size of the existing cottage and this this will detract from the character and significance and setting of the listed building and is not a suitable proposal; character & significance are key in the listing of the building
- The footprint of the extension occupies the whole of the available flat land. Size too much and extension would impact on the character of the cottage
- The proposals are not in keeping with the beauty and setting of the building.
- Extension is too big
- It was acknowledged that listed buildings need to be fit for purpose otherwise they will fall into ruin. Therefore, though not opposed *in principle* to an extension piece on a listed building, this proposal is overdevelopment of the site and is too big in relation to the listed building

- Councillors would also support sympathetic restoration of the existing building

Following discussion, the councillors present unanimously resolved to object to the proposals due to harm to character, size & setting and overdevelopment of the site in relation to the available flat land and in relation to the size of the original property
JL offered to draft response letter to WSDC on behalf of the PC

48/18 Any other business with permission of the Chairman

None

There being no further business the meeting closed at 12.50pm