

North Cadbury & Yarlington Parish Council

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Minutes of Parish Council On Site Planning Meetings held on Wednesday 9th October 2024 at 2.00pm

Councillors Present:

Diane Rickers (Chairman)

Andy Keys-Toyer

Nerissa Northover

Chris Jose

Clare Leavold

24/120. PA 24/01696/HOU. Proposed veranda to the front elevation and a single storey side and rear extension to Chanters, High Street, North Cadbury BA22 7DP.

In attendance: The Applicants.

There were no declarations of interest.

The outline for the proposed plans were explained to councillors by the Applicant.

All questions were answered to the satisfaction of those present.

RESOLUTION: Councillors resolved unanimously to recommend **APPROVAL** of the application.

Meeting finished 2.20pm.

24/121. PA 24/01882/HOU. Single storey extension to garden area and side (infill) of property. Associated landscape works and interior alterations at 29 Cary Road, North Cadbury, BA22 7DE.

Meeting commenced 2.25pm

In Attendance: The Applicants.

There were no declarations of interest.

The outline for the proposed plans were explained to councillors by the Applicant.

All questions were answered to the satisfaction of those present.

RESOLUTION: Councillors resolved unanimously to recommend **APPROVAL** of the application.

Meeting finished 2.45pm.

24/122. PA 24/01741/HOU. Erection of a single storey side extension to Three Ashes Cottage, Galhampton Road, BA22 7BU.

Meeting commenced 2.55pm

In Attendance: Initially the Applicant was not present.

There were no declarations of interest.

Councillors looked at the proposed plans in relation to the previous plans submitted.

RESOLUTION: Councillors resolved unanimously to recommend **APPROVAL** of the application.

Councillors request that all building materials are kept back from the front of the property to allow safe progress from Cary Road, North Cadbury onto the A359 without obstruction.

The Applicant arrived as Councillors were leaving. There were no further questions. The comment above was reiterated to the applicant.

Meeting finished 3.10pm.

24/123. PA 24/00821/FUL. Replacement of existing forestry barn with 3 bedroom single storey dwelling on land OS 0610 Woolston, North Cadbury.

Meeting commenced 3.20pm

In Attendance: The Applicant and Simon Dlugiewicz, Architect.

There were no declarations of interest.

The Architect outlined the proposed plans for the site and questions were asked in relation to the access to the site and the safety of other road users. Questions were also asked about the ownership of the access as the access from the road includes access to another land owners field.

Questions were asked about flooding risk and ground water run off; the Architect stated they could look at having a pond or such like.

A percolating test had been conducted, however, there is further work that needs to be carried out. The Architect stated that this will be completed.

All other questions were answered.

RESOLUTION: Councillors resolved by a majority vote to recommend **APPROVAL** of the application subject to the following

- Further consideration is given to access onto the road which is a 60 mile an hour speed limit. Currently vehicles entering or exiting the site are not able to do so when turning into or traversing from the left of the site without multiple manoeuvres which have the capacity to block the road.
- It is noted that all other dwelling entrances along the same road have a splayed entrance to allow for good visibility.
- That due diligence is performed on the access rights to the land from the road.

Meeting closed at 3.50pm.

Signed

DatedChairman