



Dulverton Town Council

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The Clerk

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Minutes of the Planning Committee meeting held on Thursday 31st January 2019 at 10.00am, in the Council Office, 2A Lady Street, Dulverton.

Present: Chairman: Mrs Rawle Cllrs: Mrs Judy Ernest and Mr Keith Coulman.

Apologies: Cllrs: Mr Gerry Lewis Revd. Elaine Jessiman and Mr Piers Wood.

Deferment of business for comment by the public. None

Declarations of Interest: None

Planning Applications:

Exmoor National Park:

6/9/19/101 Proposed demolition and replacement of existing sheds, erection of pitched roof structure over existing flat roof together with pedestrian footbridge over leat. (HOUSEHOLDER)
Hope Cottage, Northmoor Road, Dulverton, Somerset.

All correspondence from residents concerning this application was considered by members prior to the debate.

Observations:

Sheds: The planning application does not appear to state the size of the sheds proposed.

Flat Roof: Members consider that more details are required. Aesthetically it is not in keeping with the surrounding area.

Attic: Members question what the large attic will be used for; whether it will be used as separate living accommodation.

Wall & Bridge: Members object to the proposals:

The existing bridge services all the existing properties, therefore an additional bridge is not necessary.

Members are aware that there exists the original main clay 'foul water drain' within the wall which has historically caused environmental problems. Members do not consider that the wall should be disturbed for this reason as well as the aesthetic impact.

Members consider that the proposal will cause traffic problems, especially due to existence of a 'passing point'. Members note that no comment has been received from Highways (S.C.C.).

6/9/19/102 Proposed Lawful Development Certificate for the existing timber frame conservatory. (CLEUD)

The Game Larder Cottage, Pixton Weir, Dulverton, Somerset.

Observations: No objections, however members question as to whether the applicant is the owner of the property.

6/9/19/103 Proposed replacement of conservatory glass windows and roof.
(HOUSEHOLDER)
Stable House, 3 Jury Road, Dulverton, Somerset.

Observations: No objections. Members consider that the property will be improved by the proposals.

6/9/19/104 Proposed removal of condition 5 (the holiday accommodation Hereby approved shall not be occupied between 15 January – 15 March in any One year) of approved application 6/9/94/102. (ALTERATION/LIFT CONDITION)
Beech Cottage, Liscombe Farm, Dulverton, Somerset.

Observations: No objections providing that it can be confirmed that the applicants' proposal does indeed meet the requirements of local need and that it is not going to become an unrestricted dwelling.

Final Approvals:

Exmoor National Park Authority:

6/9/18/121 Proposed single storey rear conservatory. (HOUSEHOLDER)
(CONDITIONAL)
Lands Cottage, 13 Battleton, Dulverton, Somerset, TA22 9HT.
Noted.

Refusals:

Exmoor National Park Authority:

6/9/18/118 Certificate of Existing Lawful Use and Development for the formation of a single unit of residential accommodation as per additional information.
Land: Whitehall Cottage, 19 High Street, Dulverton, Somerset.
Noted.

Withdrawals: None

Correspondence:

E.N.P.A. Application No. 6/9/18/122 The School House: – To be considered by the Authority at their meeting scheduled for Tuesday 5th February 2019 at 10.00am. Public comments are invited.

Date of next meeting: To be determined.

Chairman