

# Combe Florey Parish Council

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## An Extraordinary Meeting of Combe Florey Parish Council was held in the village hall on Thursday 30<sup>th</sup> March 2023 at 6.00pm

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### Minutes

Present:

Cllrs: Cleverly (chair), Newton, Passingham and Truby.

Parishioners: 18.

#### 1. To consider the following planning applications:

##### a. Planning application 11/23/0003/PIP

*Application for Permission in Principle for the erection of a 1 No. single storey dwelling on land to the east of Rectory Cottage, Combe Florey Road, Combe Florey (MS L Dimery)*

The Parish Council had no objections in principle to the proposed dwelling.

The following concerns were raised:

1. Concern was expressed regarding parking and increased traffic particularly on the listed buildings with no foundations adjoining the lane. Especially during the proposed building phase
  2. Access from the unmade lane to the main Village Lane where the speed limit is 60 miles per hour.
- All in favour.

##### b. Planning application 11/23/0004/CQ

*Application for Prior Approval for proposed change of use from agricultural building into 3 No. dwelling houses (Class C3) and associated building operations at Greenacre Farm, Raleighs Cross Road, Combe Florey (Mr M Dennehy)*

##### c. Planning application 11/23/0005/CQ

*Application for Prior Approval for proposed change of use from agricultural building into 2 No. dwelling houses (Class C3) and associated building operations at Greenacre Farm, Raleighs Cross Road, Combe Florey (Mr M Dennehy)*

As these referred to Class Q applications for different parts of the same site from the same applicant they were considered together.

The Parish Council had no objections in principle to the proposed five dwellings.

The following concerns were raised:

1. Utilities are currently provided via the neighbouring property (Green Acres Farm). These will need to be separated.
2. The neighbouring property has a stable block close to the boundary with a steep slope. The neighbour was concerned that building work may cause subsidence.
3. Concern was expressed that the neighbouring property may be able to look down on velux windows.
4. Current visibility for access onto the busy B-road is not good although it is understood that this would be improved.

5. Neighbouring owners were concerned that these may become holiday lets in the future. They were concerned about the implications for security, particularly of expensive machinery

All in favour.

**2. To approve the Combe Florey Parish draft emergency plan for submission to Somerset Prepared as part of the Combe Florey Defibrillator Group grant application.**

The background to this was explained: an opportunity to get a grant of up to 50% funding from Somerset Prepared, conditional on the emergency plan being in place.

There was general interest in the defibrillator project, which was new to most of the attendees.

All in favour.