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| Combe Florey Parish Council combefloreysec@gmail.com |

**An Extraordinary Meeting of Combe Florey Parish Council**

**was held at the village hall on Thursday 26th September 2019**

 **at 6.00pm**

# Minutes

1. **To consider the following planning application:**
2. **Planning application** [**11/19/0006**](https://www2.somersetwestandtaunton.gov.uk/asp/webpages/plan/PlAppDets.asp?casefullref=11/19/0006)

Application for approval of reserved matters following outline application 11/18/0016 for replacement of bungalow with erection of 2 No. dwellings at Bramleys, Combe Tower Lane, Combe Florey.

Present: Cllrs Robin Cleverly (Chairman), Jana Truby, Peter Tayler, Nick Weeks.

8 parishioners

Apologies: Cllr Simon Hawes.

An extraordinary planning meeting was held on 26th September 2019. Eight parishioners attended, including all the immediate neighbours of the proposed development.

The following considerations were raised:

The main concern was the garage associated with plot 1. It was felt that this would reduce the visibility to the highway of properties to the west of the property, 1 and 2 Capes Barton. Concern was also expressed that the garage would be in front of the building line and although single storey would still obstruct the view from 1 and 2 Capes Barton as well as not being in keeping with the rural nature of the road and the rest of the village.

Concern was also raised regarding the bathroom window on the west elevation of plot one which overlooks the adjoining property. A suggestion was raised that if the plans were of a mirror image then the bathroom window would be on the east elevation thus overlooking plot 2 and therefore not overlooking either of the adjoining properties.

Neighbours on both side of the site raised concerns over making sure that the ownership of hedges and position of boundaries were clarified.

Neighbours are concerned that water pressure and drainage may be impacted; also the electricity and phone access to the neighbouring houses to the west currently requires access to the Bramleys site and needs some redesign.

In summary the Parish council objects to the positioning of the garage for plot 1 and highlights the other concerns of parishioners.