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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 3rd October 2019**

 **at 6.00pm**

# Minutes

1. **To consider the following planning application:**
2. **Planning application** [**11/19/009**](https://www2.somersetwestandtaunton.gov.uk/asp/webpages/plan/PlAppDets.asp?casefullref=11/19/0006)

Variation of Condition No. 09 of application 11/12/0014 to allow for the staff dwelling to be used as a holiday let at Combe Florey House, Combe Florey Road, Combe Florey (retention of works already undertaken)

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

6 parishioners

Apologies: Cllr Simon Hawes.

An extraordinary planning meeting was held on 3rd October 2019. Six parishioners attended, including the owner of the Gate House through which access to Combe Florey House and the staff house/holiday let is obtained.

The Parish Council, after consultation with the local community, has no objections in principle to the change of use from a staff house to a holiday let given that the property already exists, is currently unoccupied, and is no longer required for staff accommodation due to the owner’s “change of circumstances”. However the following considerations were raised:

1. The PC expressed its dissatisfaction with this apparent disregard of the planning regulations in that the condition (9) of the original planning approval has never been complied with as the house has never been lived in by a full-time member of staff.
2. The PC was particularly concerned that this change of use must not lead to further development or change of use on the site, particularly for the provision of additional holiday accommodation.
3. The cottage must always be considered part of the main house and never be sold as a separate residence
4. The owner of the Gate House, Mr Alexander Waugh, stated that he had granted a wayleave to Mr Cox for access through the Gate House to Combe Florey House. He was not sure whether this applied solely to members of the Cox family and their dependants or whether this could also include tenants of the holiday let. He was going to check the details with his solicitor.
5. There was concern that conditions (5) and (6) of the original planning approval for the cottage, garages and swimming pool complex have not been complied with regarding landscaping (earth modelling indicated on approved plan 2245/P01A) and the planting of trees to screen the new buildings which are still clearly visible from the A358 and Quantocks five years after the completion of the building works.