



# Lydford on Fosse Parish Council Meeting

Meeting of the above named Parish Council held on  
**Wednesday 10<sup>th</sup> April 2024 at 1830 hrs in the Parish Hall, West  
 Lydford.**

Present: Parish Cllrs Bartlett, Frampton (Chair), Purcell,  
 & Stocking and the Clerk.  
 And x17 members of the public

**PLEASE NOTE OUR PARISH WEBSITE: [lydfordonfosse.co.uk](http://lydfordonfosse.co.uk)**

## APRIL 2024 MINUTES

Item No.	Subject	Lead
43/24	Cllr Frampton to sign Declaration of Acceptance of Office (Chair) <b>This was signed and witnessed by the clerk.</b>	Chair
44/24	Public Participation Session <ul style="list-style-type: none"> <li><b>This was limited to discussions regarding the Westwood Drove planning application and will be detailed later in the Planning section.</b></li> </ul>	Chair
<b>Council Session</b>		
45/24	To receive apologies for absence <b>Cllrs. Fielding, Persson and Seehra.</b>	Chair
46/24	Declaration of Member's Interests <b>None</b>	Chair
47/24	To approve and sign the Minutes of previous meeting: 13/3/24 <b>Minutes from the 13<sup>th</sup> March 2024 Parish Council Meeting were signed and approved by the chair.</b>	Chair
<b>The Built Environment</b>		
48/24	<p>Planning (See Appendix)  <b>2024/0445/HSE (Case Officer: Kirsty Black)</b>            (Retrospective) Alterations to existing dwelling and erection of a two storey extension and garage Location: Ash View Farm Fosse Way West Lydford Somerton.</p> <p><b>The applicant, who was present, and the owner of an adjacent property who had submitted an objection to the application were both invited to address the PC.</b></p> <p><b>Certain councillors did not agree with the Agent's assertion that a 'presumption in favour of sustainable development' under NPPF paragraph 11.c. applied to this planning application, as the application does not meet the Local Plan CP1 (paragraph 3) requirement that, 'Any proposed development outside the development limits, will be strictly controlled and will only be permitted where it benefits economic activity or extends the range of facilities available to the local communities', as the proposal presented no identifiable benefits in these respects.</b></p> <p><b>Regarding previous planning and appeal decisions relating to the site - 2021/1695/FUL ('Raised eaves and replacement of roof structure to provide upgraded storage above existing stables') - some PC members noted that this previous approval outside of the settlement area was granted on the basis that recreational equestrian activity is compatible with rural activity away from settlements. However, no such consideration applies to this residential</b></p>	Cllr Bartlett

development application, and no link to recreational equestrian activity is made in 2024/00445/HSE.

In terms of the property's sustainability, it was noted by some members of the PC that the proposal offers no proximity to local amenities of community infrastructure.

It was noted by some members of the PC that the drains from the proposed development would most likely drain into the Somerset Levels and Moors RAMSAR site which are in an unfavourable condition. The PC were concerned about the impact of the possible increase in Household Waste and Phosphate Outputs that could result from the development and the resulting residential occupancy at the site, if approved. The PC therefore recommends that the Planning Officer consider applying appropriate Planning Conditions to mitigate/eliminate any potential adverse effects on the natural environment in this respect.

Lydford On Fosse Parish Council on balance recommended approval of the planning application on the basis that it should have no adverse impact on local communities. The decision was the result of an evenly split vote, with the chair casting the deciding vote. However, the Planning Officer is requested to consider setting appropriate planning conditions to mitigate any potential impact on the Somerset Levels and Moors RAMSAR site, as outlined above.

#### 2024/0414/FUL (Case Officer: Kelly Pritchard)

Extension to Agricultural Buildings for the Housing and Quarantine of Cattle.  
Location: Land At 356549 133068 Westwood Drove West Lydford Somerton

The applicant, who was present, and the owner of an adjacent property who had submitted an objection to the application were both invited to address the PC.

- There were some concerns discussed as follows: (1) The drove leading to both properties will not sustain heavy farm traffic and is already in disrepair (2) Currently there is a shared water supply which often runs short in times of high demand, negatively impacting upon the tourism business run on neighbouring land (3) With the proposed increase in cattle to approximately 700, there will be an inevitable increase in noise (4) The cattle feed bins are to be located in close proximity to rental properties (5) The increased size will negatively impact upon the view across the surrounding area and as yet has no screening mitigation in place. (5) Agricultural Building Permitted Development was granted without prior knowledge of the applicant's neighbour.

The applicant has stated that he is happy to co-fund any track repairs necessary and is willing to engage in talks with his neighbour.

The first part of the drove is an adopted highway. Cllr. Persson will be asked to request the necessary repairs to be made by Somerset Highways.

- A motion was proposed by Cllr Frampton and seconded by Cllr Purcell to hold an extraordinary meeting to discuss this application in further depth. This was called for by Cllr Bartlett. This motion was passed. The Extraordinary meeting will take place Friday 19<sup>th</sup> April at 1800 hrs.

New Planning applications this month (2)  
Applications decided since previous agenda (0)  
Applications awaiting decision (9)  
Ongoing Enforcements (1)

49/24/1	<b>Financial Planning</b> <ul style="list-style-type: none"> <li>• Payments due (See appendix) - <b>These were approved.</b></li> <li>• To agree accounts for March '24 - <b>These were approved by the councillors and signed by the Chair.</b></li> </ul>	All/Chair
50/24	<b>Agenda Items for next meeting - nothing additional to the Annual Parish Council meeting requirements.</b>	All
51/24	<b>Motion to agree to move the Annual Parish Council Meeting from 8<sup>th</sup> May to 15<sup>th</sup> May. This motion was proposed by Cllr Bartlett and seconded by Cllr Stocking and was passed.</b>	
52/24	<b>To confirm the date &amp; chair for the next meeting as May 15<sup>th</sup> &amp; Cllr. Fielding. This meeting will be the Annual Parish Council Meeting - This was confirmed</b>	All

Meeting finished at 1837 hrs  
Minutes prepared by Julie Nicol, Parish Clerk

## Appendix...

### 1) Payments Due

Name of Payee	Description of Payment	Amount
Additional payments made since the last notification of the Agenda:		
London Hearts	Defibrillator/External heated cabinet x4	£3600.00
<b>The following payments are due:</b>		
Julie Nicol	Clerk's Salary for April '24	£333.40

### 2) Planning

#### New Planning Applications: (2)

[2024/0445/HSE \(Case Officer: Kirsty Black\)](#)

(Retrospective) Alterations to existing dwelling and erection of a two storey extension and garage

Location: Ash View Farm Fosse Way West Lydford Somerton.

**Deadline for comments: 11/4/24**

[2024/0414/FUL \(Case Officer: Kelly Pritchard\)](#)

Extension to Agricultural Buildings for the Housing and Quarantine of Cattle. Location: Land At 356549 133068 Westwood Drove West Lydford Somerton

**Deadline for comments: 11/4/24**

#### Applications Decided: (2)

[2023/1633/VRC \(Case Officer: Jennifer Alvis\)](#)

Removal of condition 4 (Agricultural Tie) of planning approval 59158 (Erection of an Agricultural Workers Dwelling). The Bungalow Adjacent Willowbank Barn Fosse Way West Lydford.

Approved.

[2023/1600/LBC \(Case Officer: Jayne Boldy\)](#)

Internal renovation works, new mechanical and electrical services and new family bathroom. Perrotts, Castle Cary Road, Lydford On Fosse.

Approved.

Ongoing Planning Applications: (7)

[2024/0148/LBC \(Case Officer: Jayne Boldy\)](#)

Installation of additional conservation rooflights (retrospective). Location: The Coach House, The Old Rectory, High Street, West Lydford.

[2020/1602/OTS \(Case Officer Kelly Pritchard\)](#)

Outline Planning Permission for the erection of two dwellings with details of access. Location: Land adjacent to Millway House, Fosse Way, Lydford On Fosse.

[2023/0806/FUL \(Case Officer Kelly Pritchard\)](#)

Conversion and alterations of the existing barn to a residential dwelling. Location: Rubbery Farm, Rubbery Lane, Lydford On Fosse.

[2023/0264/FUL \(Case Officer Kelly Pritchard\)](#)

Proposed concrete block for lodge. New Oaks Farm, Castle Cary Road, West Lydford Church Lane.

[2021/1975/OTS](#)

Outline application with all matters reserved except for access for the erection of dwelling and garage. Land At 356804 130886 Castle Cary Road Lydford On Fosse.

[2021/0898/FUL](#)

Erection of new dwelling, garage and associated access and parking. Chestnut House Church Lane East Lydford Glastonbury Somerton.

[2020/0851/OTS](#)

Application for Outline Planning Permission with some matters reserved for the construction of five dwellings and associated vehicular access with details of access & layout. Church Lane, East Lydford, TA11 7HD.

Enforcements (1)

[ENF/2024/0066](#)

Ash View Farm Fosse Way Lydford On Fosse