

# HATCH BEAUCHAMP PARISH COUNCIL

Clerk to the Parish - Helen Chadwick

Hatch Green Farm Hatch Beauchamp Tel: 07879695904 Email: [hatchbeauchamp.pc@gmail.com](mailto:hatchbeauchamp.pc@gmail.com) www.hatchbeauchamp.com

## **Minutes of the Planning Committee of the Hatch Beauchamp Parish held at the Village Hall on Wednesday 26<sup>th</sup> March 2024 at 7.00pm.**

**Present:** Kevin Comer, Pippa Fowler (Vice Chair), Janine Walton plus five members of public

**In Attendance:** Helen Chadwick (Parish Clerk), Cllr Ross Henley, Jill O'Connor, Sue Wright, Katie Piper

Numerous representations were received from the floor. It was commented that comparisons with North Curry in the application are not valid – North Curry is a much larger settlement 7 miles away with shops, medical centre post office – none of which are present in Hatch Beauchamp.

Concerns over the additional traffic generated by the development was cited by several of those present, it was felt the development could not be sustainable as must generate additional car journeys through a narrow and already frequently congested bottleneck at the top of Station Road and the school, where there are no pavements.

It was felt that the proposed pond would be unsafe for children and would place additional maintenance costs on the Parish Council.

It was posited that a development may bring more young people into the village and support the school, but it was noted that previous developments had not resulted in extra pupils.

Mr Lehner representing the proposed development answered questions about the affordable housing and commented that the amount of affordable housing in this application was only possible as the landowner is offering the land at agricultural rate.

**1. Apologies:** Shaun O'Dell

**2. Declarations of interest:** None

**3. To consider the following planning applications:**

### **3.1 Case Ref: 19/24/0007**

Proposal: Erection of 5 No. affordable dwellings, 4 No. open market dwellings with public open space, landscaping, access, drainage and associated works on land west of Station Road, Hatch Beauchamp

It was noted that the application is very similar to 19/22/0022 which was declined. The only material change to the last application is the replacement of a shop with another flat.

Given the similarities, it was proposed that the conditions for previous refusal of this application still stand as follows, as per the extracts quoted below:

“The proposal fails to satisfy the requirement for a RES outside of settlement limits in accordance with CS Policy DM 2.

Conflict remains with SADMP Policy SB1 and CS Policy SP 1 that seeks to restrict development outside of defined settlement limits and focus development on the most

accessible and sustainable locations.

That there is conflict with CS Policy CP6, insofar as it seeks to ensure development reduces the need to travel. In conclusion as per the appeal dismissal decision from PINS APP/W3330/W/20/3246143 dated 1/2/21, it would have a harmful effect on the character and appearance of the area. Conflict therefore arises with Policies DM 2, DM 4 and CP 8 of the CS, as well as with Policies SB1 and D7 of the SADMP.”

The appeal decision was reinforced when application 19/22/0022 was also rejected by Somerset West for the reasons above, and additionally insufficient evidence has been presented that the development will not increase the risk of flooding.

It was agreed by unanimous vote of the Parish Council Planning Committee not to support the application on the grounds stated above.

The chair closed the meeting at 7.45 pm

---

To be signed by the Chair of the Planning Committee at the next Parish Council meeting 8th May 2024

The minutes reflect an accurate record of events subject to any amendments listed below.

Signed:

Print Name:

Date:

Produced by: **Helen Chadwick, Clerk**  
hatchbeauchamp.pc@gmail.com