



Bridgwater Without Parish Council have met virtually to discuss the following planning applications

Item number	Minute
1641	09/20/00013/LR Full Planning Permission Arrochar, Plum Lane, Dunwear, Bridgwater, Somerset, TA6 5HL Erection of a two storey extension to SE elevation. Mr Cowd Object as over development of the site, the bungalow has already been extended and there is a large structure nearing completion in the rear garden. The proposed extension could operate as an individual dwelling and could easily be sold as an individual property in the future. The roof line appears to be higher. Additional comment - should the application be granted the Parish Council strongly suggest that the following conditions be attached: The septic tank should be upgraded to meet with the capacity of the building including the modern regulations regarding watercourses, this area has very high-water tables and there are fishing ponds and ditches near the property. The extension must remain part of the original dwelling and should be habited by a member of the family. The extension should not be sold as a part to a family member or other persons.
1642	09/20/00011/DT Full Planning Permission Meads Farm, Chedzoy Lane, Bridgwater, Somerset, TA7 8QR Erection of dwelling for holiday let. Mr Kingston Object as the application is a backyard development. There is a strong possibility of this building to be utilised for family members as permanent resident. The fear is that this could be the beginning of a larger scale holiday development which could lead to a precedent being set for others with available accessible land at the rear of their The highway is a concern as there have been accidents near to the access for this property and has been raised with other applications in the vicinity. Should the decision be to approve the application the following conditions are requested: The property should be vacant for a minimum period of 2 months in every calendar year. No individual group or family should use the premises for a period longer than 3 months. There should be no long-term rental or use i.e. workers There should be no increases in building size, number or caravans added to the site without further planning applications. Any proposed change of use such as to a permanent residence will require a further planning application.

1643	09/20/00018/LR Full Planning Permission Land to the South of, River Lane, Dunwear, Bridgwater, Somerset, TA7 Erection of a dwelling with detached double garage. Ms & Mr Baker & Jones 20 Dovia Drive Bridgwater TA6 3SP Lyndon Brett Partnership, County Court Chambers Object to planning application 09/20/00018/LR on the following grounds: Proposed build is in the garden (within the boundary) of Red Tiles which they class as 'back yard development'. Access point into the proposed site is on a blind bend - request that highways look at this. Concerns that Dunwear which is a historic hamlet is being excessively over developed. Concerns that if permission is granted that more properties with large gardens will apply to build - this would dramatically alter the historic features of the hamlet. There is no infrastructure to support extra dwellings.
1644	09/20/00017 Full Planning Permission Land to The North Of The Express Business Park, Bristol Road, Bridgwater, Somerset, TA6 Proposed employment development comprising the erection of 3no. buildings (Use Class B1, B2 and B8) and all associated ground, site levels, parking, access and engineering, landscaping and drainage works. Roselea Properties Ltd Support this application as it lies within an industrial area and will support employment and both new and existing businesses in the area.
1645	09/20/00019/AN Reserved matters Bower Farm, Bower Lane, Bridgwater, TA6 4TY Approval of the details of appearance, landscaping, layout and scale, for the erection of 260 dwellings with associated roads, footways, parking, drainage, open space and landscaping; pursuant to outline planning permission 09/17/00031. Keep Moat Homes Ltd The application appears to be well thought out with some regard to the current surroundings and the rural aspect. From the plan footpaths appear to be joined up to enable safe travel throughout the development. Plans support safeguarding of the natural environment with hedges and trees being retained, this must be protected to maintain the rich balance for the current flora and fauna. With regard to the changes to the road and the construction of the roundabout – please note that there is a fingerpost signposting Dunwear and Westonzoyland and this must remain with any damages being funded by the developer as the parish council are committed to retaining any history for the area. Conditions are requested:



	to ensure that planting is rich as laid out in the plans, that all current hedging is retained as planned to ensure the protection for ecology of the area that has been formed over hundreds of years. Footpaths do connect to facilitate safe free movement for pedestrians throughout the development, the parish council are concerned that the same safety issues from other developments are not duplicated. Working hours during the construction are strictly adhered to prevent people living near the site are not disturbed. Suggested 7.30am to 5.30pm with no weekend working. Any changes to the plans as shown be shared with the parish council before works commencing to enable them to comment.
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K Lang
Signed Clerk to Council