

MINUTES, PAWLETT PARISH COUNCIL

EXTRA-ORDINARY MEETING

Held at Pawlett Village Hall on Monday 26th July 2021, commencing at 7.00pm

(to be presented to the next meeting for approval)

Present:

CLLrs W Barnard (Chair), A Warner (Vice-chair), A Baker and M Smith
22 x members of the public

Public Speaking:

Various matters of concern were raised by members of the public present:

- Land is valuable agricultural land
- Land is outside the settlement boundary
- Traffic survey is not representative of normal traffic flow as carried out during covid-19 restrictions
- Application states incorrect information regarding current facilities in the village
- Housing need assessment is believed to be flawed
- No access to development from the village
- Dangerous junction siting on A38
- Privacy concerns for Manor Park residents
- New Budgens at Dunball already provides local shop for villagers
- Encroaches on 20m exclusion zone placed around relocated badger sett
- School capacity for additional children questioned

1. To receive any apologies for absence and disclosures of interest

None

2. Planning:

To consider Planning Application 41/21/00012

Land West Of, Pawlett Road, West Huntspill, Highbridge, Somerset, TA9

Outline application with some matters reserved, for the erection of up to 41no. dwellings, convenience store and access.

Councillors considered the application and unanimously resolved to OBJECT to this application. There was then a further vote, unanimously passed, to define the wording explaining the reasons for objection.

- The development site lies on valuable agricultural land outside the settlement boundary of Pawlett village. As there are no material considerations nor special circumstances relevant, this development is not supported by the Local Plan.
- The development site will have no physical connection to the village, the only access will mean leaving the village and travelling along the A38. This is an issue both for potential new residents to successfully integrate with the existing community and access village facilities and, most fundamentally, the ability of current villagers to safely access the proposed new shop

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Chair Date

- The proposed access onto the A38 is dangerous. The submitted traffic survey was carried out during the Covid-19 pandemic, a period that could not be classified as 'normal usage' for the area, and therefore is not a true representation of the normal traffic load, and therefore potential risk, in the area.
- Concerns over the validity and timing of the ecology survey.
- Development on this scale on this site will inevitably lead to a loss of privacy for the residents on the north edge of Manor Park
- The proposed convenience store is mis-placed, both in the context of its lack of physical connection to the village and within the proposed development itself. Although it is understood that this application is outline only, no information has been supplied regarding the future ownership / use of the shop, nor of any measures that will be put in place to ensure that the impact on neighbouring properties (including but not restricted to lighting, opening hours, noise and nuisance control etc). If the shop is to hold a large enough range of stock to make it viable in the long term, it will more closely resemble a mini-supermarket than a village shop; the impact that this would create is not inconsiderable and is a concern for existing residents of the village, particularly those living immediate to the south of the proposed development.
- In addition, and without prejudice, even though acknowledging that this is an outline application, the Parish Council is concerned about the lack of detail relating to the provision of the convenience store. It is necessary to know its form, construction, tenure and maintenance provisions at this stage in the consultation process.

There being no further business, the meeting closed at 8pm