



MINUTES OF HIGH HAM PARISH COUNCIL MEETING
HELD AT HIGH HAM VILLAGE HALL
ON TUESDAY 5th November 2019

Present: Dave Vigar (Chairman), Amanda Chuter, Andrew Davidson, John Vigar, Chris Palmer, Robert Webb, Gerard Tucker (District Councillor)
V Young (Clerk).

Approx: 25 parishioners

Meeting opened at 7.30pm.

1) **Apologies**, Chris Palmer, Clare Paul (County Councillor).

2) **Declarations of Interest on agenda items:** John Vigar declared a minor financial interest due to grass keep. Chris Palmer declared a minor personal interest due to its location be a neighbour but not an immediate neighbour.

3) Planning Applications for consideration

19/02777/FUL The erection of 3 No. dwellings with associated works including the creation of a new access and landscaping. Land Adjoining Morganside Turnhill Road High Ham Langport Somerset
The erection of 3 No. dwellings with associated works including the creation of a new access and landscaping.

After much discussion the councillors eligible to vote unanimously voted to object to the application on the following grounds;

LANDSCAPE AFFECT.

- The project is out of keeping with the landscape in which it is embedded and is harmful to heritage assets and a conservation area.

Includes conservation area

Church of St Andrew (listed I)

The Grange (listed II)

Church Croft

2 separately listed sections of historic Churchyard wall (grade II)

- Failure to comply with SS2 (note 3) when no identified need

- Drainage of the land would appear to be inadequate. – Local knowledge confirms that the proposal is in the wettest part of the field. This means that this part of the field, a former quarry, has in the past been under water (at least 6") following heavy rain and the natural drainage from the higher field immediately behind it. Concern is raised regarding ridge heights should the floors be elevated to avoid the floods. Attention will also need to be given to how this water will be removed from the site as the current arrangements consist of a pipe that is located under 'The Grange' and Field Road and discharges into the Manor Farm field.

VISUAL IMPACT

- By virtue of its nature and placement it will be impossible to ignore the site from many aspects of the village.
- By its placement it will become a dominant feature of the landscape including loss of view of heritage assets.
- The footpath close to the site that is regularly used by both parishioners and others will be spoilt and enjoyment of the views from these, particularly relating to the heritage assets will be nullified.
- The points raised by the CPRE in a letter dated 31st October 2019 and submitted to the Planning Authority are wholly supported by the Parish Council

ACCESS CONCERNS & HIGHWAYS SAFETY

The Parish Council's view on the Access Statement is that of a flawed piece of work that provides no meaningful knowledge of the area and its road infrastructure. It is believed that the Planning Authority could significantly prejudice



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the health and safety of all road users along this stretch of Turnhill Road, if approved, and would urge decision-makers to take heed of local knowledge as to ignore this could have serious consequences of an adverse nature in the future. There is also a highly increased risk to the churchyard wall of which 2 sections are separately grade II listed.

LACK OF NEED

Contrary to SS2 of the Local Plan no need for this development has been demonstrated and it derives the Parish no benefit. The applicant's main argument in the planning statement appears to be that in the absence of a 5-year housing land supply, the development should be approved. This proposal will not make a significant contribution to that shortfall and there are no significant public benefits of 3 open market houses in this sensitive location. Together with the parish housing needs assessment which informs the Parish Council accurately of the need, (which High Ham Community Land Trust are seeking to meet), in the Parish Council's view this development is unacceptable as the local need is not met.

4) Matters of Report and items for next meeting -

Christmas tree recycling by Street scene to be discussed under correspondence at the next meeting.

Representatives from the Parish Council had met with Picts Hill residents regarding road safety – the items was to go on the next agenda as was a volunteer for the abattoir liaison committee.

Various upcoming parish events were highlighted.

The Date of the next meeting would be 26th November 2019.

Meeting closed at 20.30hrs