

## **Brompton Regis Parish Council**

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Parish Clerk: Sarah Buchanan, 3 Sminhays Cottages, Brendon Hill, Watchet

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### **PLANNING APPLICATIONS ON WHICH BRPC HAS BEEN CONSULTED, FROM 01 MAY 2021**

**PLEASE CONTACT THE CLERK IF YOU WISH TO MAKE ANY COMMENTS TO THE PARISH COUNCIL.**

15<sup>th</sup> May 2021.

Application No:6/3/21/105/LB. Listed building Consent, Chilcotts, Haddon Lane, Bury TA22 9ND

No comment.

17<sup>th</sup> May 2021

Application No: GDO 21/09. GDO agricultural/forestry. Land at Blagdon Lane, Brompton Regis.

No comment.

2<sup>nd</sup> June 2021

Application No: 6/3/21/106. Proposed erection of agricultural building, retrospective, Ruggs Farm, Brompton Regis, TA22 9NY

Councillors supported the proposal on grounds that the new is an improvement on the old one, not out of place and offers viable use.

2<sup>nd</sup> June 2021

Application No: 6/3/21/107. Proposed removal of existing garage and erection of double garage. School house, Withiel Florey TA24 7DE

No objection.

2<sup>nd</sup> June 2021 Application Number: 6/3/21/108 Proposed single storey first floor rear extension to existing cottage – renewal of approved application 6/3/17/102.

LOWER GOOSEMOOR, WHEDDON CROSS, MINEHEAD, TA24 7BY

No comment.

15<sup>th</sup> June 2021: Application Number: 6/35/21/102. Adjacent parish. Proposed rare breeds poultry and vegetable business with associated polytunnels and buildings and temporary static caravan. LITTLE ACRES, TREBOROUGH TA23 0LG

No comment.

16<sup>th</sup> June 2021: Application number 6/3/21/109. Bidgoods Bury. Proposed installation of 18 ground mounted solar PV panels and underground cable connection, together with erection of equipment store, removal of sections of hedgerow to form new gateway, creation of temporary access, parking and gateway.

No comment.

24<sup>th</sup> June 2021: Application number 6/3/21/110. Zion chapel, Brompton Regis. Land and buildings adjacent to the chapel. Proposed demolition of garage/ workshop and erection of replacement single garage/workshop.

Support: the proposed works are considered to be an improvement.

1<sup>st</sup> July 2021: Application number 6/3/21/111: Wimbleball lake. Advertisement consent. Proposed installation of 6 safety display boards. Retrospective.

Comments submitted:

These signs were not actually 'greatly encouraged' by the BRPC. Our concern has been for highways safety regarding parking on Bessom Bridge which SWLT addressed with good discreet signage on the bridge railings. However, we are strongly encouraging signage to the main car park which is still not forthcoming. We do not support the need for signboard No 1 (6.3111.1) on the location plan (not at present in situ and which should not be reinstalled). The signs requiring retrospective permission are not the most sympathetic given the rural nature of the surroundings and the location within the NP however they are as well sited as they could be. We do not support the need for signboard 1 on the location plan (not at present in situ, and which should not be reinstalled). The SWLT tried signage in this position before however, not only was it irrelevant here but the council received many objections both on aesthetic grounds and for reasons of highway safety as cars were stopping on the road to read it.

21<sup>st</sup> July 2021: Application number 6/35/21/103: land adjoining B3224 Treborough Common. Proposed storage of timber and wood chipping operation in conjunction with existing business. Part retrospective.

BRPC considered that these developments can only make this established business more sustainable.

6 August: application GDO 21.15: works to track, Sanctuary Lane to Foxhanger.

No comment.

12<sup>th</sup> August 2021: Application number 6/35/21/104: proposed dog exercise area Treborough Common.

No comment.

16<sup>th</sup> August 2021: Application number: 6/3/21/109 Proposed ground mounted solar panel array, Bidgoods Bury.

Reiterate comments submitted re application earlier in year.

23 August: Application number 6/3/21/115 and 6/3/21/116LB: proposed conversion and extension Zion Methodist Chapel for holiday let, removal of adjacent stores and associated works and listed building consent.

Comment: The proposal to sustain this redundant listed building in the village through refurbishment and then making use of it should be encouraged.

12<sup>th</sup> October 2021: Application number 6/3/21/117: proposed replacement of existing timber shed for storage at Wimbleball sailing club.

No objection.

23<sup>rd</sup> October 2021: Application number 6/3/21/118: proposed change of use of redundant workshop to dwelling, TA22 9NU.

Brompton Regis Parish Council fully supports this application.

The applicant was born and raised in the parish, has an extended family living in both the parish and adjacent parishes and continues to work in the area. The conversion will not have any adverse effect on the environment by virtue of its nature - using traditional materials; size - as the footprint will be unchanged; and location - as it is well situated in relation to the village and adjacent homes. As it is a conversion and not a new build, we feel most strongly that it makes no sense to limit the size to 93sqm as the existing footprint is 130sqm. The ENP Local Plan clearly allows for this exception at HCS2 6.68: "the Authority will consider local needs dwellings larger than 93sqm for space if the proposal is for conversion and change of use of an existing building to dwelling and the existing building is larger than the 93sqm but not large enough to accommodate more than one building". The 93sqm size is based on 2 bedrooms but a young family of 4 obviously have a need for 3 bedrooms and the existing 130sqm makes this a reasonable possibility and provides for a good standard of accommodation. The extra cost of removing or blocking off the extra space would also make no sense financially especially as the cost of creating affordable housing is already tightly constrained.

25<sup>th</sup> November 2021: Application number 6/3/21/119: Wimbleball Lake camp site, Hill Lane, Brompton Regis TA22 9NU. Part retrospective application for the retention of 2 hard standing pitches, the relocation of glamping pods, the change of use of land (Lime Park) as a tented campsite for use ancillary to activity centre and the change of use of land as an overflow campsite (1 March – 31 October), proposed addition of 3 glamping pods and associated works and 5 additional hard standing pitches.

Brompton Regis Parish Council objects to this application on the following grounds:

- Increased space at the Lake for camping and campervans/mobile homes will increase traffic on the narrow roads leading to and from Wimbleball. These roads are heavily used for agricultural and forestry practices. Since the unauthorised increase in camping and campervans/mobile homes at the Lake we have received complaints about congestion.
- An application for a campsite at Keens Cottage was refused because of potential traffic issues and the same conditions would seem to affect the current proposals.
- The Lake is already a popular and busy destination for family enjoyment, water activities and other sporting activities. Increased camping and campervan/mobile home use will lead to larger numbers of visitors to the detriment of the area for all and run counter to the purpose of the landowner, the South West lakes Trust, to “protect special places for people and wildlife”. Further development at the Lake is in danger of creating a theme park.
- We object to the proposals for increased use of the Lime Park Field which is a key part of the landscape of the Lake. If approved the proposals will lead to visual intrusion and increased noise and movement. Although the application states that no further infrastructure will be required to support the proposals for the Lime Field it would seem likely that increased use of this area would lead to proposals for enlarged toilet, washing and other facilities.

We wish to express the following additional concerns:

- South West Lakes Trust (SWLT) has appeared to ignore planning regulations. It has undertaken unauthorised development and submitted a part retrospective application
- We understood that the SWLT had received pre application planning advice (spring 2021), but this is not stated in the application.
- SWLT did not consult or inform the nearest neighbours and regular users of the lane about the proposed works.

1<sup>st</sup> December 2021. Adjacent parish (Treborough) Application number: 6/26/21/112: Proposed relocation of existing gateway within hedgerow, B3224, opposite Higher Sminhays Farm.

*No comment.*

15<sup>th</sup> December 2021. Application number 6/3/21/120. Proposed dark skies discovery hub, Wimbleball lake, South West Lakes Trust.

Brompton Regis Parish Council objects to this application on the following grounds.

- The proposal may be expected to generate further traffic to the site. SWLT estimates in other applications some 200,000 visitors p.a. and a night time facility can only be expected to increase numbers. Access to the site is only via narrow lanes which is already inadequate for current usage. This issue has repeatedly been raised by the BRPC and residents in response to other proposals to increase facilities at Wimbleball
- South West Lakes Trust seems to be trying to incrementally develop a theme park at Wimbleball without regard to issues of access
- We feel that this, and other incremental developments at the site, are detrimental to the natural qualities of the area and with regard to this proposal night time visitors can only be expected to negatively affect wildlife
- We do not accept the need for the proposed hub at this site. Exmoor is a dark skies reserve and there are many places with good vehicular access for a dark skies facility. We suggest that Haddon Hill car park would be a far better site due to the good access which does not require visitors to navigate our narrow lanes at night.