

Brompton Regis Parish Council

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PLANNING APPLICATIONS ON WHICH BRPC HAS BEEN CONSULTED, FROM 01 APRIL 2024

All planning applications may be viewed via the planning portal 'agile applications' at: <https://planning.agileapplications.co.uk/exmoor/search-applications/>

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

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5th June 2024: Notice of appeal (APP/F9498/W/24/3340990), Bidgoods, Bury (minute 322.1 Application 6/3/23/008)

No comment.

5th August 2024: application 6/3/24/003 LOWER VENN FARM, BROMPTON REGIS, DULVERTON, TA22 9NS, proposed single story extension.

Support.

At its meeting on 5th August BRPC agreed to support the application on the grounds that the proposal makes use of the courtyard footprint and enhances the usability of the building.

5th August 2024: application 6/3/24/004 GEORGE INN, BROMPTON REGIS, DULVERTON, TA22 9NL, Proposed change of use of Public House and 6 bedrooms with ensuite bathrooms to self-contained holiday accommodation (use class C3).

Objection.

At its meeting on 5th August it was unanimously agreed that BRPC object to this application on the grounds that it does not satisfy Exmoor National Park Local Plan 2011-2031 policy HC-D19 as set out below.

The BRPC decision also referred to the level and strength of community concern which has been articulated about the proposed change of use and consequent loss of a pub and the strength of community interest in engagement with the applicants to consider and develop a pub service, potentially with other services of community benefit. The pub has been a focus for community activity, including club meetings and community events, and for social interaction and the parish council is concerned that the change of use will result in loss of not only a pub but the loss of a social asset which would have a significant impact on community and individual wellbeing and interaction.

The BRPC is concerned that the application does not appear to be clear as to the potential for letting the proposed self catering unit as either a single 6 bed holiday let or up to 6 separate holiday lets within the building, both of which are intended by the applicants, and both of which would be likely to have different effects on the community.

BRPC noted in detail the following areas of objection on points in policy HC-D19.

Point 1a: A community meeting on 2nd August had expressed a need for a pub with 65 people attending and 20 sending apologies.

Point 1b: There is no evidence of this research having been undertaken and the community meeting on 2nd August had raised suggestions.

Point 1c: The nearest other pubs are not accessible by footways or public transport.

Point 1d: The BRPC has not seen confidential information.

Point 5a: The community meeting on 2nd August had indicated the potential of grants for community based services in the building.

Point 5b: The community meeting on 2nd August had indicated the possibility of diversification such as a post office.

Point 5c: The community meeting on 2nd August had suggested this has not been investigated and has potential. The applicants' agent has offered to discuss these options with the community and applicants and this should be pursued before decisions are made on the application.

Point 5d: The BRPC has seen no evidence and the applicants' agent has said this has not taken place.

With reference to community support for and evidence of the value of the George Inn as an asset of community value the BRPC is nominating to Somerset Council that the pub be registered as an 'Asset of Community Value.'

4th September 2024

Application 6/3/24/005 and application 6/3/24/006 LB: Proposed removal of rear conservatory and veranda, construction of rear extension and minor internal reordering to dwelling and listed building consent for the proposed works. Shircombe Farm, Brompton Regis, Dulverton, Somerset.

On grounds that the proposed external works would be at the rear of the building and have minimal if any impact on other properties and, with internal reordering, would use space effectively. the application was supported.

BRPC did not comment on LB consent.

GDO 16/24: Prior notification for the proposed creation of agricultural/forestry track (991m x 3m). Lyncome Farm, Brompton Regis, TA22 9NH.

No comment.

6/3/24/007: RUGGS BUNGALOW, BROMPTON REGIS, DULVERTON, TA22 9NY. Proposed loft conversion to include the installation of 3no. dormer windows, 2no. velux windows together with the change of roof material.

Support. The proposed work makes good use of the building and will enhance living space at the property.

GDO 24/19: OATWAY FARM, BROMPTON REGIS, DULVERTON, TA22 9NQ. Prior notification for proposed new barn (30.48 x 12.19m).

The Parish Council recognised the need for this building and that it would not have an adverse effect on the landscape.

6/3/24/008. LITTLE HICCOMBE FARM, BROMPTON REGIS, DULVERTON, TA22 9NS. Proposed change of use of existing barn to a home office and workshop, together with, bat mitigation works to adjacent barn.

Brompton Regis Parish Council noted that the proposal would make use of an existing structure. It was noted that the current building structure appeared to present a significant challenge for the development of the proposed facilities and there was concern that the current building might not accommodate the changes, leading to a further application for further building works. A longer term concern was raised that, subject to approval for change of use, the developed building could be further adapted to provide living accommodation.

These concerns led BRPC to neither support nor object to the application.

No comment was made on the bat mitigation works.

Revised documents: 6/3/24/007: RUGGS BUNGALOW, BROMPTON REGIS, DULVERTON, TA22 9NY.

No further comment to be made.

6/3/24/009: Land at Higher Ford Farm, Withiel Florey, Minehead. Proposed construction of dwelling and garage and associated works.

BRPC support this application on grounds that it is for a dwelling linked to a large sheep shed for which a secondary farm dwelling and supporting facilities are required. BRPC welcomed the single storey design as in keeping with the landscape and setting.

6/3/25/001: THE DUCKHOUSE, LEIGH FARM, EXTON, DULVERTON, TA22 9LD

Proposal: Proposed variation of condition 2 of approved application 6/3/04/106 to allow occupation as a holiday let or as a local need affordable dwelling.

BRPC support the application and wish to see an assurance that the change can make accommodation available at affordable costs to meet local needs.

Meeting 5th February: **Amended plans notification application 6/3/23/005: LOWER GOOSEMOOR, WHEDDON CROSS, MINEHEAD, TA24 7BY**

Proposed change of use of land to residential and erection of building for use as private garage, workshop and domestic storage, and associated works.

Supported noting the amendments made in light of concerns raised.

Meeting 2 April 2025: **Application 6/3/25/002: RIVERSIDE COTTAGE, PULHAMS MILL, BROMPTON REGIS, DULVERTON, TA22 9NT** .Proposed removal of conditions 3 & 4 of approved application 6/3/14/126 to allow the use of work area as residential use to form part of existing dwelling.

Object.

The application was considered and the meeting concluded that no evidence appeared to have been provided of attempts to market or assess the viability of the business use of the property. It was considered that the applicant had not adhered to current planning conditions on the property. If approved the application would result in the loss of a space for local economic activity and employment, which was the intended purpose of the property. On the above grounds the parish council objected to the application.