

## [EAST BRENT PARISH COUNCIL](#)

**Minutes of the East Brent Parish Council** held at the Village Hall on Thursday 9<sup>th</sup> May 2013. It commenced at 7.30pm and the following business was transacted.

**Present:** Cllr E. Champion, Cllr V. Rawles, Cllr A. Gilling, Cllr W. Walker, Cllr N. Lloyd-Jones, Cllr J. Webb, Cllr B. Bees, Cllr Y. Roscorla and the Clerk to the Council, Mr Martin Shobbrook.

### **APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr S. McGreavy, Cllr J. Bowden and Cllr B. Woodward.

### **Planning**

The meeting had been convened to discuss the following planning application:-

Application No:	24/13/00010	Parish/Town Council:	East Brent
Registered Date:	28/03/2013		
Type:	Full Planning Permission		
Applicant:	Rose Farm Developments (UK) Ltd		
Location:	Land (3) at, Rose Farm, Mudgley Road, Rooksbridge, Axbridge, BS26 2TH		
Proposal:	Application to remove of condition 3 of Planning Permission 24/11/00005 which stated that "The proposed cafe shall not operate as a catering facility outside of the opening hours of the adjacent Stables Business Park"		
Decision:			
Decision Level:			
Case Officer:	Colin Arnold		

The Chairman opened the meeting and invited Cllr J. Webb to address the Committee. She advised the Committee that she, along with Cllrs. Y. Roscorla and B.Woodward, had visited the site. She explained in detail the nature of the application and the current authorised usage. The Applicant has apparently made this application in order to satisfy the requirements of prospective tenants he has for the unit. It appears that Solicitors acting for these prospective tenants have said that the tenancy cannot proceed without the removal of the present restrictions. The Applicant has advised the Parish Council's Planning Sub-Committee, that he has no intention of turning the unit into a 24hour transport café. Cllr Webb explained that the rural location of the site does not lend itself to being open beyond the normal working day. Cllr V. Rawles said that the business park is not huge (currently ten units) and she doubted whether the site could be commercially viable. She also raised her concerns about the café potentially attracting a large number of teenage youths during night hours, if the present planning restrictions were removed. She also said that it would be dangerous for the Planning Department at Sedgemoor District Council to remove all restrictions on the opening hours of the site. Cllr A. Gilling said that the Applicant has constructed a new road leading to the site which is one-way; therefore the traffic leaving would not be caught up with traffic entering the site. Cllr B. Bees asked if the road was wide enough to accommodate the traffic flow. Cllr Gilling said that it was. Cllr Webb then proposed that the application should be approved and this was seconded by Cllr Roscorla.

A lengthy debate ensued between the Councillors and the Chairman then summed up the possible courses of action the Committee could decide to adopt and recommend to Sedgemoor District Council. These were:-

1. Recommend refusal of the application.
2. Approval of the application, but with an opening restriction of 14 hours in any 24 hour period.
3. Approval of the application, but with an opening restriction of 7.00am to 9.00pm, in any 24 hour period.
4. Approval of the application, but with an opening restriction of normal business hours.

He then asked the Committee to vote on each option. The votes cast for option 1 were nil. The votes cast for option 2 numbered 2. The votes cast for option 3 were 3 and the votes cast for option 4 were 2 votes. There was one abstention. The Chairman therefore declared that the third option had been carried. The Clerk was then instructed to convey to Sedgemoor District Council, the Parish Council's recommendation that the application should be approved, with however the request and recommendation, that the opening hours should be restricted to 7.00am to 9.00pm in any 24 hour period.

There being no further business, the Chairman declared the meeting closed, at 7.55pm.

**The next Parish Council meeting will be on Monday the 13th May 2013 at the Village Hall at 7.30pm.**