

**MINUTES OF THE ADDITIONAL MEETING OF SHEPTON MONTAGUE PARISH
COUNCIL HELD via ZOOM ON TUESDAY 21ST DECEMBER 2020 at 7.30pm
TO DISCUSS PLANNING APPLICATION 20/02800/S73A**

Draft minutes for approval at the next meeting

Present: Paul Williams (Chair), Oliver Dowding, Julia Hunter, Richard Reed, John Sykes, Jay Bunyan (Clerk), Robin Bastable (District Councillor) and 2 members of the Parish

- 1. Declarations of Interest:** Oliver Dowding recused himself as the applicant and Julia Hunter as a neighbour approached by SSDC Planning dept.
- 2. PW** introduced the application to vary 2 conditions to the original application, allowing collection of apple juice/cider from the site and use of a floodlight.
- 3. Points raised in subsequent discussion:**

Condition 3

OD confirmed that most orders are delivered but occasionally people come to the barn. His house was used as a collection point only but was not a shop. A liquor licence was held.

The variation specifically mentions sales from the barn – OD felt that this was poor wording. He is not setting up a shop.

It was noted that one of the reasons for imposing Condition 3 was on the grounds of highway safety. The access to the site is within an existing cross-roads junction (i.e. on radius of the junction which conflicts with best practice even for a simple domestic access), so entering the site from the public highway is likely to involve signalling and manoeuvring that is going to be very confusing for other road users. To allow retail sales from the premises will lead to an increase in use of the access. No indication has been given although OD felt that numbers would be low.

RB feels that Highways are a law unto themselves. The original licence was for production only and he is uncomfortable about granting permission to access the site if the number of people onsite cannot be limited. He felt that JS's idea of limiting sales to OD's house was good although OD noted that this could lead to more traffic through the village.

Condition 6 – floodlight

The light is already there, though not authorized. OD confirmed that it was a flood lamp on a 2 minute push button timer. He thought it was 200w LED. Alison Willasey-Wilsey confirmed that the light pointed away from their property.

Other concerns voiced

Planning status. A W-W was concerned regarding the future potential of the site. In 10 year's time would there be housing, light industry etc on the site. Confirmation is required from SSDC Planning that the site will not be reclassified, also that the controls placed in March 1994 prohibiting residential development are still valid. **Parish Clerk to mention in response to application. Additionally PW asked RB to follow up with SSDC.**

A W-W was also concerned, on health & safety and environmental grounds, about the debris on the site which needed removing, PW asked that OD and A W-W continue discussing this. OD felt that it was not a dreadful mess but would tidy up.

It was agreed that there was a total lack of co-ordination between Planning,

Licencing and Highways on this application leading to misinformation and chaos. This will be mentioned in the Parish Council's response.

4. **Date of next meeting:** The meeting agreed for Tuesday 12th January 2021 will be held via Zoom, as will all meetings in the foreseeable future.
5. There being no further business the meeting closed at 8.03 pm.

Chairman_____Date_____