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COMPTON DANDO PARISH COUNCIL

PRESENT: D Drury (DD) (Chair), P Paget (PP) (Vice- Chair), A Butler (TB), B ter Haar (BT) + 2 members of the public

IN ATTENDANCE: S Smith (Clerk)

(SERVING BURNETT, CHEWTON KEYNSHAM, COMPTON DANDO, QUEEN CHARLTON, & WOOLLARD (EAST))

MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING

HELD ON 3RD AUGUST 2022 IN COMPTON DANDO PARISH HALL

- 1. Apologies for absence:** Councillor H Maggs and Ward Councillor A Singleton
- 2. Notification of any member's personal or prejudicial interest in any item on the agenda:**
None.
- 3. Questions on notice by members**
None
- 4. Minutes of the previous meeting held on the 19th July 2022**
The minutes were agreed by all to be a true record and duly signed by the chair.
- 5. To discuss the planning application 22/01822/FUL Turnpike Cottage, Wells Road, Corston, Bath, BA2 9HD**

Proposal: Erection of 2-storey building providing new sales office and workshop, following demolition of existing workshop, sales office and bungalow.

The Clerk will write to the case officer complaining that the Parish Council had not been informed of the application although bordering on Corston Parish and previously have been consulted on the new traffic light arrangement (ACTION CLERK).

The Parish Council **STRONGLY OBJECT** to the planning application for the following reasons:

There will be a severe adverse visual impact on the Green Belt (Policy GB 1) and it is very visible from public footpaths including the hill fort of Stantonbury Hill.

No support has been received but Councillors have received 3 verbal objections.

The amenity of neighbours will be affected, particularly due to increased light pollution, which will also impact on the local natural environment. Access to neighbours' property will be affected by queuing traffic caused when cars need to be manoeuvred in the customer parking area, which will also involve driving onto the main road affecting the traffic on the busy B3116 and A39 (Policy D6).

Traffic implications are unacceptable. It is thought that the regular moving and manoeuvring of the stock for car purchase and test drives will be hazardous due to access being required onto the A39.

It is questionable that the increase of customer parking by one space will reduce the amount of customer parking on the side of the road (Policy ST7). The removal of the Turnpike Cottage will improve the visibility for vehicles turning left from the B3116 towards Corston which could lead to an increase in traffic speeds.

The materials and design are not appropriate. The design is very modern and not fitting for a rural setting and the use of aluminium with a flat roof will be detrimental in this very visible location. The proposed design, massing, and use of materials would result in harm to the local character and distinctiveness and would not complement its open agricultural setting.

The Parish Council support Bath Preservation Trust in their objection to the demolition of an historic, previously Grade III, building and fully reiterate their comments.

Rather than being demolished the Turnpike Cottage should be maintained and restored. The pebble dash finish has for many years been detrimental to this landmark in a highly visible location. It is a valuable link with the past history of the area and should be treasured as such for future generations for local and national heritage.

The existing low rubble stone wall boundary is characteristic of the site's rural location along the eastern boundary; removable posts are not in keeping.

The history of the advertising of the '2-Headed Man' signage, although reproduced, should be preserved.

The application will also remove liveable accommodation.

The meeting finished at 7:42 pm

Date of next meeting is the 16th August at 8.00pm