

Minutes of Queen Camel Extraordinary Parish Council meeting meeting on Monday 16 June 2025 at 7pm, Marples Room, Queen Camel Memorial Hall

Present - Councillors John Brendon, Bryan Norman, Phillip Jones, Harriet Chappell, Daniel Hewlett, Roy Lawrenson and Phillip Hall.

Clerk: Kaye Elston

Councillor Angus Davidson not present and no apologies given.

06/01/2025 Public Session

There were no representations.

06/02/2025 To **RECEIVE** and consider for approval, apologies for absence.

There were none.

06/03/2025 To **RECEIVE** Declarations of Interest

There were none.

06/04/2025 Planning

To consider planning applications and **AGREE** to submit comments where appropriate

- **25/01304/OUT Land at Rectory Farm, West Camel Road, Queen Camel, Yeovil, Somerset BA22 7ND** – Outline application with some matters reserved except for access, for demolition of existing agricultural buildings and erection of 5 new dwellings (Class Q fall back 23/00257/PAMB) with garages. Councillors in agreement to **Object**. Reasons for the objection are as follows:
45 houses have already been granted permission for development and this is in excess of the adopted Neighbourhood Plan which cited 30 houses for development.
Another 5 houses in addition to the 45 houses will place pressure and strain on local services e.g doctors.
Infill agreement does not cover this 5 house application as they are no infill amongst existing houses.
The parish council has already objected to a previous planning application in the same area.
- **25/01141/REM Ashford Homes (SW) Ltd** – Reserved Matters application for the approval of appearance, landscaping, layout and scale, including the discharge of conditions 5, 9, 12, 13, 19, 23, 24 and 25, pursuant to outline planning permission 19/01830/OUT for the erection of 43 No dwellings and associated works.
Councillors are unsure if the specification of the building complies with the adopted Neighbourhood Plan building specification requirements. **Councillor John Brendon will check before the final comments are submitted**. The specification provided in the details does not use natural local building materials.
There are no details of flooding mitigation having been put in place to ensure the village is not at risk of flooding. Flooding has occurred recently in the village and remains a risk that needs to be mitigated against. There is detail of some flooding work but councillors believe this should be strengthened. Following QCP4 in the Neighbourhood Plan there is concern as not enough detail in the application concerning flooding issues.
There is no detail on a programme to manage the work whilst it is being carried out and would need to be in place to minimise disruption in the village.
Crime Prevention comments is that the design is not ideal.

A summary in addition to the comments above is that these documents to support the application do not provide enough detail. The Landscape Architect Report states 'it is not acceptable in the current format'.

06/05/2025 Payments for approval

- Parish Online – annual subscription in the sum of £54.00
Councillors were in agreement to pay and has been allocated in the budget.

06/05/2025 Date of next meeting

Monday 21 July 2025 at 7.30pm

Meeting closed at 7:35pm