

**FLAX BOURTON PARISH COUNCIL  
EXTRA ORDINARY MEETING  
HELD AT THE VILLAGE HALL, FLAX BOURTON  
TUESDAY 27<sup>th</sup> MAY 2008**

Meeting Commenced: 8.00 pm

Meeting Concluded: 9.30 pm

**PRESENT:** Councillors: Barnes (Chairman), Higgins (Vice Chairman), Windo and Colbourne-Brown.

**IN ATTENDANCE:** District Councillors Collinson and Mrs Barclay and 6 members of the public

**143) Apologies for Absence**

Councillors Mrs Hore-Ruthven and Mrs Moss

**144) Declarations of Interests**

None

**145) To agree on the comments to be made to North Somerset Council on Planning Application 08/P/0629/F - North Somerset Showground**

Councillor Barnes explained the history and the current situation of this application.

*8.10pm Meeting adjourned for public participation*

*9.14pm Meeting reconvened.*

Members of the public and District Councillors provided detailed information to the Council.

**RESOLVED:** Proposed by Councillor Barnes, seconded by Councillor Higgins and agreed that the following be included in the Parish Council's response to the application:

- The requested increase from 28 days to 40 days for agricultural shows and related activities is indicative of a significant change of use and the planning application should be for full change to showground use. The numerous proposed conditions which can be varied by permission of the Local Planning Authority support the view that the application should be for change of use.
- The Tractor Pulling activity should be the subject of a separate specific planning application – both for the construction of the track (retrospectively) and operation of the event. This is not an agricultural activity and whilst a change of use under Permitted Development Rights (Town and Country Planning Order 1995 (GPDO) ) is allowed, this only relates to a total period not exceeding 28 days. The intended Tractor Pulling use for 2 days within a period of 40 days falls outside of General Permitted Development
- The Parish Council's view remains as stated in their E Mail of 18<sup>th</sup> April – that the permission should remain at 28 days and the land restricted to agricultural use only.
- The application should not be considered by officers or committee without full reports from the Environment Agency, Drainage Board and Natural England.

- The application should not be considered by officers or committee without full reports from the Highways Agency and Police on the problems and safety issues relating to access to and exits from the site. There were queues in excess of two hours to gain access to the site at the Agricultural Show on 5<sup>th</sup> May.
- A full ecological survey of the site should be undertaken to understand what implications the proposals have on the ecology of the area.
- Many residents have commented on the level of noise from public address systems and the tractor pulling and an acoustic report should be commissioned to ascertain the level of noise generated by these proposals and how these sit in relation to neighbouring properties.
- Regarding access, the entrance in Station Road closest to the bridge over the River Land Yeo was granted planning consent specifically for agricultural use only and in relation to a proposed barn. (Planning Application number 04/P/0508/F, Condition 7 in Decision Notice) The access should be restricted to this use at all times.
- For all of the above reasons, we ask that the application is deferred pending submission and completion of the various requirements listed.

**146)** Date of next meeting, Tuesday 10<sup>th</sup> June 2008.

There, being no further business, the Chairman closed the meeting.

Signed.....Chair      Dated.....