

Lamyatt Parish Meeting

Applications:

Ref. No: 2023/2370/FUL

Ref. No: 2023/2357/FUL

Lamyatt Lodge

The Parish Meeting Chairman convened a meeting on Wednesday 17th January in the Parish to which all residents were invited. Some 25 villagers attended to hear a presentation by the applicant's agent from Bidwells, and to meet the applicant, George Hallam.

The major planning concerns in the village are with regards to the potential adverse impact of the planned developments on **Highway issues, Noise, and Light pollution.**

The applicant and their agent understand that the description within the submitted Planning Brief that the site will be used for regular 'gatherings' requires some clarification of the maximum numbers that would normally be using the site.

If 'gatherings' are limited to the number that can be accommodated within the property, in terms of bed spaces, and a specific additional number, then the concerns would be lessened. However, there was a fear that large gatherings might be held on a regular basis which would exacerbate the specific problems.

Highway Issues –

Traffic: The village roads consist mainly of a single lane with no formal designated passing places and only occasional field gates, private driveways, and pavements into/onto which vehicles can pull over. These roads are used primarily by large farm vehicles often with large trailers throughout the year

Blind bends: The Lamyatt Lodge site has blind bends on the access road each way within 100m of its access driveway

Visibility: looking right on exiting the Lodge driveway is particularly poor due to a high hedge obscuring views of traffic coming from the Milton Clevedon direction. As the hedge is in the ownership of the applicant, an improved sight line could be created if conditioned in any approval

Speed: The village roads have an unlimited speed restriction on them – 60mph – and whilst most local villagers that are used to the road configuration are cautious and drive at much lower speeds (20-35mph), a much greater increase in traffic by those who are unfamiliar with the roads, caused even on an occasional basis by the development, could lead to increased RTIs.

Noise –

The site is in a prominent, hill-side position, overlooking the whole village, and thus noise (& also light) from the site may carry further than is usually the case. If numbers on the site are reasonable then this will be tolerable as the site is some distance from the nearest neighbours. However, if numbers for 'gatherings' on regular occasions are much greater than the number of bed spaces, plus a few others, then this may cause harm. An appropriately detailed Noise Management Plan should be required to be submitted to the satisfaction of the regulatory services of the Authority with on site management present at any 'gathering' for monitoring purposes.

Light Pollution -

The hours of external lighting and the type of any lighting should be subject to restriction by condition to protect the village environment.

We recognise, however, that the proposed conversion and re-use of the buildings adjacent to the Lodge, and the improvements to the Lodge itself, would bring benefits in terms of sympathetically restoring and presenting the entire building complex in a better way. We also appreciate that the improvements as applied for could potentially contribute to the wider economy.

If the applicant is able to confirm that numbers using the site on a regular basis will be limited to the number of bed spaces with no more than a few others, and that the above planning issues can be addressed in an appropriate manner, then the Parish **would, in that case, SUPPORT the application subject to suitable conditions being attached to the decision.**

NOTE: The applicant's agent has been asked for further clarification on these issues, and others, but at the time of submitting this document, these comments have not yet been received.

Paul Chadwick

Lamyatt Parish Chair

26/01/2024