

# NYMET ROWLAND PARISH COUNCIL

## Minutes of the 200th Extraordinary Parish Council Meeting Held in Village Hall on Thursday 5<sup>th</sup> June 2025 at 7:30 pm

Present:

Councillors: Anthony Odhams (AO), David Gruncell (DG), Jan Coeshall (JC), Viv O'Dell (VO), Babs Channing (BC), Elaine Little (EL) – Clerk & 14 MOPs

1. The meeting was opened by AO advising that this extraordinary PC meeting had been called due to appeal being made by Paul Carter on the refusal of the planning application 24/0117/MFUL and opened the floor for comments/questions.
2. MOPs were disappointed at the appeal considering how many times the planning applications over the years have been withdrawn and then was refused. AO advised the MOPs that the applicant had had up to 6 months from the refusal ruling, to appeal.
3. There was a consensus that the village as a whole all have the same concerns & objections
  - a. A number of the reasons given on the appeal application are not true and factually incorrect
  - b. The land on which the site is situated is not suitable for the type of vehicles that it would attract with this type of venture
  - c. Volume of traffic increase – All on a single track lane with only 1 passing point in  $\frac{3}{4}$  mile.
  - d. MOPs asked with regards to the railway bridge and if the rail authority would need to be contacted if potential heavy vehicles would need access
  - e. The applicant did not submit a full cash flow projection, or satisfactory business case, as stipulated by MDDC
  - f. MDDC recognise that Nymet Rowland is not a tourist area and has no immediate Tourist facilities
  - g. MOPs asked if we can request as a village or as a Parish Council, that the assigned member of the planning inspectorate actually visits the site and drives the lane in question. Without that, it will be difficult for an inspector based near Bristol to fully appreciate the unsuitability in this location
  - h. The applicant's repeated attempts to justify the siting of the cabins for walkers, despite the unsuitability and dangers for pedestrians when negotiating both the single track access lane, with blind bends, the A377 and footpath with free running cattle.
  - i. The discussion of accessibility for Emergency Services
4. AO advised the meeting that any objections submitted by MOPs need to be relevant, factual, informed with passion but objective.
5. AO advised that the PC be responding to the appeal with the PC objections and advised that the PC have the backing of Cllr Steve Keable (SK)
6. The PC will raise the main points evidenced within the appeal and will again clearly and factually respond to each area.
7. AO advised that the PC have forwarded the appellant's document to CPRE for their further comments.
8. AO advised that an initial draft response will be completed and circulated to the villagers for review.
9. AO advised Deadline for all objections is 01 July 2025. As a village if we want to be heard we must all play a part a lodge an objection.
10. MOP suggested the setup of an action group

Meeting closed at 21.05