

Appeal Hearing APP/Q3305/W/22/3313162

An appeal notification was received on the 12th January

Appeal Proposal: Residential development of 26 dwellings, including 30% affordable housing, together with associated landscaping, parking, access, sustainable urban drainage system (SuDs) and any other associated infrastructure (revised site boundary 15.02.2022)

Appeal Location: Land at Chapelfield, Oakhill, Radstock

Application Number: 2020/2603/FUL

The Secretary of State has decided that the appeal should be examined at a Public Inquiry, an inspector appointed by the Secretary of State will preside and the date and venue will be advised in a separate letter.

Any comments already made following the original application for planning permission will be forwarded to the Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN quoting the appeal reference number **APP/Q3305/W/22/3313162**. The Planning Inspectorate will not acknowledge your letter.

Please ensure that any representation you wish to make on this appeal are received by the Planning Inspectorate by **13th February 2023**.

Discussions to be had by the Parish Council

The appeal has been made against Mendip District Council and they have been asked to put forward a case as to why the planning application was refused, but it is not uncommon for the local Parish / City / Town Council to partake in the appeal process and help fight the case. Just a note to be aware of, by the time the date of the Public Inquiry has been arranged Mendip District Council will no longer exist, it will be one unitary council – Somerset County Council.

As previously mentioned, it is not uncommon for local Councils to be part of the appeal process, there are various options.

Option A

Ignore the appeal letter and allow Mendip District Council to fight the case on their own

Option B

The Parish Council decide to appoint a Councillor or a member of the public who will take the lead on the appeal and work with both members of the public and the Council to write a document for submission before the 13th February and also to represent the Parish Council at the Public Inquiry when the date has been arranged. Just to note the appeal applicant has requested a 2–3-day hearing but the Inspector may only decide on one day.

Option C

The Parish Council to appoint a Planning Consultant to work with the Parish Council on the appeal process. A Councillor will be appointed to work with the Planning Consultant and feed back to members of the public and the Parish Council. The Consultant will prepare a statement for submission before the 13th February and will also attend the Public Inquiry on behalf of the Parish Council, the Councillor appointed to work with the Consultant will also attend and sit alongside the Planning Consultant.

At the time of writing this report a Planning Consultant has been approached for a quote, hopefully it will be received in time for the meeting.

The Consultant that has been approached has worked within the last six months with Stoke St Michael Parish Council and Leigh on Mendip Parish Council and Coleford Parish Council previously to that, there have also been other Councils he has worked with to help fight appeals.

Finance

The cost for the hiring of the Planning Consultant could be up to £8,000.00 or could be higher. Stoke St Michael and Leigh on Mendip Parish Council's spent between £5,000 and £7,500 and they both went to a Public Inquiry.

The budget and precept for next year has already been approved with a 5% increase in the precept to £15,000 which is about an increase of £0.64 on band D properties. The precept could be changed to include an additional £6,000.00 with the rest coming out of reserves but this would mean an increase of about 42% which would be an additional £10.18 on band D properties. If an additional £8,000 was requested the precept would increase by about 55% with an increase of £13.79 on Band D.

If the entire amount came out of reserves the precept will need to be increased dramatically next year to cover the expenditure.