

AVON DASSETT PARISH COUNCIL

Minutes of the Parish Council Ordinary meeting held on 28 April 2026

1. PRESENT

Cllr Alex Jackson
Cllr Darrell Muffitt (Chair)
Cllr Liz Hirst
Cllr Natalie Gist (SDC)
Cllr Chris Mills (WCC)
Joanne Jarman (JJ) – Parish Clerk (minute taker)

Four members of the public were present.

2. APOLOGIES

The Chair welcomed everyone to the meeting.

Apologies were received from Cllr Gill.

3. TO RECEIVE DECLARATIONS OF PERSONAL OR PECUNIARY INTEREST

None.

4. PUBLIC PARTICIPATION

It was agreed that members of the public can make comments on the planning applications under agenda item 6.

No further matters were raised.

5. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Cllr Hirst proposed that the minutes of the Parish Council held on 2 March 2026 be approved.

Seconded: Cllr Jackson

It was resolved that the minutes be approved.

6. PLANNING

6.1 Planning application reference: 26/00605/FUL - Land at Avon Hill Quarries

Cllr Muffitt thanked Cllr Gist for arranging for the Parish Council to be added as a consultee. Mike Blakeman has prepared a comprehensive report that was circulated with the agenda. Cllr Muffitt highlighted the main points of the report.

Comments from statutory consultees do not lead to an objection but do impose conditions.

Cllr Muffitt invited comments from the public.

Comments included:

- Quarry planning permission is being presented as a regeneration project. The lake will be filled up with HS2 rubble, the cabins will be large c30ft long and built on existing farmland; the resident did not consider this to be regenerative.
- There is a reference to it being a 20-minute walk into Avon Dasset, but it is a steep hill so people will drive. While it will increase trade for the pub, the benefits to the village were questioned.
- Noise and light pollution need to be considered.
- Cllr Muffitt noted that the original application required the farmland to be reinstated. The representative from the quarry made a presentation at a Parish Council meeting and talked about the number of traffic movements and undertook to avoid large trucks going through the village, which has been apparent. They were looking for alternatives to reinstating the agricultural land.
- We do not know how big the next phase might be; phase 1 is not part of the reinstatement of the quarry.

- Pool at the bottom where the huts will be, was an opencast quarry (possibly pre 1970s). There is a now lovely pond which could be what we will get with this application. If there are lakes it will be the best way forward. The point was made that the pond was made over 46 years ago.
- HS2 waste is clean waste.
- The pub is struggling so increased trade would help.
- There would be employment opportunities for people from the local area to service the huts.
- Parties and BBQs could be an issue and restrictions would need to be placed on these.
- The holiday lets will be on a level or below the existing housing.

Cllr Gist will be making her own representations and made the following comments:

- Transport survey is disingenuous.
- All the pubs in the area will benefit.
- There is a lot of information missing, e.g. tree survey, Radon protection.
- Flood risk survey said there was no reservoir nearby but there is one.
- Cumulative impact of quarry traffic and development phase and the number of visitors need to be considered.
- Primary ecological appraisals need to be completed.
- Visual impact assessment, NPPF indicates a moderate adverse impact and not significant. It needs looking into more deeply. It refers to homes and not holiday lets.
- There are mitigation measures.
- Applicant should be invited to talk to residents at a Parish Council meeting so they can have a view of the mitigation measures.

Cllr Mills noted that good planning reasons need to be put forward.

The general feeling was that the application was disingenuous and it is phase 1 with no indication of what might come after. Cllr Gist commented that we can only look at the application in front of us.

A resident commented that if the application went through and was not successful, the owner might not want to move forward with an unprofitable project, what would happen to the quarry? Cllr Muffitt said he would have to return to the previous application and return it to being a quarry. A discussion took place around what would happen to the quarry if it is not developed.

The options available to the Parish Council were discussed:

- Support the application – councillors dismissed this as an option
- No representation – this was dismissed
- No objection – with comments – this was dismissed

Comments:

- Access and vehicle movements
- Shops - we are not a local service village – would be looking at only being occupied for part of the year
- Positive impact on village is not clear
- Transport Survey concerns
- Noise and light pollution, including conditions on parties and BBQs
- Phases to come

Cllr Hirst proposed that an objection be submitted.

Seconded by: Cllr Jackson

Approved.

ACTION: Objection response to be submitted with reasons – Cllr Muffitt/Clerk

6.2 Planning application reference: 26/00747/FUL 3 – West Court, 3 Avon Carrow

Mike Blakeman has submitted a report that refers to it as a small scale, incidental building.

The resident put forward the details of the application and circulated the designs. Landscape and garden design is traditional. A neighbour commented that she has talked to the applicant as the building was larger than they expected

but given the location and the plans garden they have no objection. It was also noted that other Carrow residents have not raised any issue with it as it is at is to the side and will blend in.

Cllr Muffiit proposed that the application be supported.

Cllr Hirst seconded the proposal.

Approved.

ACTION: support response to be submitted - Clerk

7. DATE OF NEXT MEETING

Annual Parish Council meeting – 11 May 2026

The meeting closed at 7.39pm

Signed:

Date: