

The Charltons Parish Council

Clerk: Mrs Rebecca Carter, Portman House, North Barrow, Yeovil, Somerset
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"Draft" Minutes of the Parish Council (PC) Meeting held in The Reading Room, Charlton Mackrell on Tuesday 17th September 2019 commencing at 7.30pm

Councillors Present: Cllr N Blackledge (Chairman), Cllr R Montagu (Vice-Chairman), Cllr T Elliott, Cllr M Hilborne and Cllr P Moulding.

ACTION

In Attendance: D.Cllr T Capozzoli, the Clerk and six members of the public.

Electors' Question Time/Comments: A resident wished to thank councillors and the Clerk for their attendance at the recent Area East meeting at which PA 18/03298/OUT for outline development of up to 24 dwellings on land rear of the Fox and Hounds Public House was considered. The application would be referred to the Regulation Committee with a recommendation from Area East that the application be refused.

19/104. Apologies for Absence: C.Cllr D Ruddle, D.Cllr C Hull, D.Cllr P Rowsell, Cllr A Crawley, Cllr B Densley and Cllr D Powell.

19/105. Declarations of Interest: None.

19/106. Reports from County and District Councillors:

a. D.Cllr T Capozzoli reported that he had contacted the Rights of Way (RoW) Warden to hasten the repairs to the stile in the vicinity of the Reading Room. The RoW Warden agreed to install wooden steps with handrail over the stone wall.

19/107. Minutes of the Parish Council Meeting held on Tuesday 23rd July 2019 were confirmed and signed as a true record. (Cllr Hilborne arrived at 19.35pm)

19/108. Matters arising from the minutes:

a. Chessels Lane. The Clerk reported that Mr J Nicholson, Somerset County Council (SCC) Highways Engineer was trying to gain approval from SCC street works and road closures section to carry out the works in the October half term week. Unfortunately, due to other priorities, they were not able to meet the summer half term time.

b. Broken "Bridgewater/Street" finger on War Memorial Signpost. The Clerk reported that the PC was ineligible to apply for a grant from the Hinkley Point C (HPC) Community Fund as the parish was not impacted by the development of HPC. **The Chairman advised that he would pursue other options and the Clerk agreed to include this on the Agenda for the next meeting. The PC wished to thank Mr and Mrs Legge for carrying out the refurbishment of all the Fingerposts in the parish to such a high standard including the historic 'Slow' village signs.**

**Chair/
Clerk**

19/109. Planning Applications for Decision by the PC:

a. Received:

i. **PA 19/01843/HOU**. Roof conversion and erection of a rear extension to Falstaff, Kingweston Road, Charlton Mackrell. A site visit was carried out and neighbours consulted. Part of the proposed work is required to retile the main roof, as the weight of the existing tiles is having a deleterious effect on the side walls. The owners decided that while carrying out these repairs they might as well extend the house at the back, making better use of the additional space provided and redesign the roof, however they have a problem in the possible inadequacy of the foundations. The Parish Council could see no reason why this remedial work and extension to

the property should not go ahead. It would not impinge on either of the neighbours in any way. At the time of the site visit there had been no objections listed on the SSDC web site and it is not out of keeping with the other properties on Kingweston Road thus the PC proposed to recommend approval of the application with the usual conditions.

RESOLUTION: The PC agreed unanimously to recommend that the application be APPROVED.

ii. **SCC/3631/2019.** Construction of Waste Transfer Station and inert waste/aggregate recycling facility at Ash View Farm, Fosse Way, Babcary, Lydford On Fosse. The PC was not overly concerned about this application, which appears to do little more than regulate what is already happening on this site. The site is well removed from the parish boundary and we are not disturbed by the traffic movements to and from the site, except in so far as this increases the contamination of the A37 under certain weather conditions. However, the PC supports the concerns expressed by other Parish Councils who are more readily affected by this operation and noted their apprehensions with regard to the running of the site within the regulations that apply and trust that the SCC bodies tasked with enforcement will work diligently to ensure all directives and policies are rigidly observed.

RESOLUTION: The PC agreed unanimously to recommend that the application be APPROVED.

b. **PA 18/03298/OUT** – Update on the outline development of up to 24 dwellings on land rear of Fox and hounds. (See Electors Question Time/Comments) Cllrs were impressed by the large turnout of residents and Cllrs at the Area East meeting on 11th September 2019 and would ensure the PC would be represented to speak at the Regulation Committee meeting on 15th October 2019, at which residents would again be encouraged to attend.

c. SSDC Decisions:

i. **PA 19/01723/HOU.** Erection of single storey side and rear extensions to Wymbra, Kingweston Road, Charlton Mackrell – **PERMITTED WITH CONDITIONS**

19/110. To approve PC response to the Review of the South Somerset Local Plan (2006 – 2028) - Preferred Options Consultation closing date 5pm 18 September 2019 drafted by Vice Chairman Montagu:

“Housing. The Charltons fall into the new category of ‘Villages’. This requires a growth in housing stock of 8% over the period of the Plan. At this time there is a residual requirement for 722 new homes. However, there is nothing to prevent all these being built in one Village. It is essential that there are safeguards that restrict growth in any Village to the 8% overall requirement, with a permitted variant of $\pm 1\%$. Once this level is reached, further development should cease for the remainder of the Plan, with the exception of replacement build, say in the case of fire. This increase should be spread over the period of the Plan to avoid excessive development at any one time. None of this is incorporated within the current review and we believe it is essential that steps are taken to ensure growth is equally shared by the twelve areas categorised as Villages and these safeguards are incorporated into the Local Plan.

We also think that the sustainability of housing growth in the Villages is regularly checked, say every five years as at present, to ensure that facilities such as pubs, shops, etc. continue to exist within the community, as this may affect whether or not the Village can reasonably sustain further development. We are aware that a review will take place every five years, but the matter of sustainability is not currently included and we ask that this should be corrected.

In our Village Plan we identified the need for more smaller (two bedroom) properties, which should be of single storey design. We would like to see more emphasis given to identified needs, when advising on and approving applications.

Employment. While this is not an area that excessively concerns us, we have noted that areas identified as available for commercial expansion have no indication of the nature of the development proposed. Little would be achieved by putting aside 3 hectares of land, to have it covered by one automated distribution warehouse employing only a handful of individuals. If SSDC is to meet its housing targets, it will also need to ensure there is adequate employment for those moving into the area, or risk South Somerset becoming a dormitory area.”

RESOLUTION: AGREED UNANIMOUSLY.

19/111. Finance and Accounts:

- a. The Finance Report for period 23rd July to 17th September 2019 was circulated and approved.
- b. Payments approved unanimously:

Grass Cutting Jul and Aug 19	£330.00
CPRE Membership Renewal	£120.00
SALC Chairman Training and Cllr Essentials Training Jul 19	£105.00
Clerk's Allowances and Expenses Aug/Sep 19	£33.50

19/112. Allocation of Cllrs and reports from the PC Committees, Working Groups (WG) and PC Representatives:

- a. Flood Relief Measures WG – Chairman
- b. Community Plan WG – Cllrs Hilborne, Densley and four members of the public
 - i. Key Parish Assets – Cllrs Hilborne and Densley.
 - ii. Housing and Development – Cllrs Hilborne and Montagu.
 - iii. Business and Economy – Cllr Densley.
 - iv. Environment – Chairman and Cllr Montagu.
 - v. Traffic, Transport and Road Safety – Cllr Moudling.
 - vi. Leisure – vacant.
- c. Conservation Area WG – Cllrs Hilborne, Densley and three members of the public.
- d. Highways/Speeding – Cllrs Densley and Crawley.
- e. Footpaths – Chairman.
- f. Archdeacon Brymer Trust – Miss Anne Petitpierre.
- g. Youth Services and Community Hall – Cllr Powell.
- h. Environmental – Cllr Montagu.
- i. Reading Room – Cllr Hilborne.
- j. Personnel Committee – Cllrs Montagu, Elliott and Powell.
- k. National Trust – Cllr Montagu.
- l. Website – vacant.

19/113. Update on SSDC's developing Environment Strategy 'Issues and Opportunities':

The Clerk reported that D.Cllr Hull had not been given a specific date for responses to be received by, however, if the PC wished to comment, he would forward any response to the specific officers by the end of September 2019. D.Cllr Hull was also on the Scrutiny Committee, at which he could also ensure any comments are reflected; the next Scrutiny meeting was scheduled for early October 2019.

All

19/114. Correspondence as circulated:

- a. Cllrs Essential Training – Castle Cary, Thursday 19 Sep 19, 7.00-9.00pm.
- b. Area East Annual Town and Parish Meeting – Churchfields, Wincanton, Thursday 10 Oct 6.00-8.00pm.
- c. The Ministry of Housing, Communities and Local Government (MHCLG) joint consultation with the Department for Culture, Media and Sport (DCMS) on extending 5G mobile provision in rural areas – comments to be sent to NALC by 11 Oct 19. **Cllrs to look at the online consultation to consider whether they wish to draft a response for approval by full council.**

All

19/115. Items of Report and Future Business:

- a. The Chairman wished to pass on thanks on behalf of the PC and residents to Kingweston Estates for maintaining the main footpath heading north from the quarry, which had been kept at a perfect width, especially for runners and dog walkers. **The Clerk agreed to email KW Estates.**

Clerk

Date and time of next meeting: will be held in The Reading Room on Tuesday 15th October 2019, commencing at 7.30pm.

There being no further business the meeting closed at 8.15pm.

SIGNED..... DATED.....