

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 18th June 2019 commencing at 7.30pm

Councillors Present: Cllr N Blackledge (Chairman), Cllr R Montagu (Vice-Chairman), Cllr A Crawley, Cllr B Densley, Cllr T Elliott and Cllr D Powell.

ACTION

In Attendance: C.Cllr D Ruddle, D.Cllr T Capazzoli, D.Cllr C Hull, the Clerk and forty members of the public.

Electors’ Question Time/Comments: A resident was pleased to note that Somerset County Council (SCC) Highways had engaged with the PC regarding initiating the remedial work to the road surface and passing places along Chessels Lane.

A resident commented on development within the Parish. She considered that the Parish should co-operate with appropriate development as residents needed to consider housing in the future for young families.

A resident stated that in all cases there should be a transparent application process.

Comments were made on PA 19/01207/OUT, which councillors would take into consideration at item 19/82.a.i.

19/75. Apologies for Absence: Cllr M Hilborne.

19/76. Declarations of Interest: The Chairman declared a personal interest and would not participate in a discussion or vote on the PA to be considered at item 19/82.a.i.

19/77. Reports from County and District Councillors:

a. D.Cllr T Capazzoli reported that the Area East Committee would like to see more bungalows included in proposed developments. There was a lack of bungalows, which are more suitable for the elderly and generally would not overlook neighbouring properties.

b. D.Cllr C Hull commented further on bungalows, for which there was a need for the over 65's in the Northstone, Ilchester, St Michael's (NIST) ward. He also reported that there was a Retail Premises grant worth up to £1,500 to all retail premises, including pubs/restaurants, within the NIST ward that wish to undertake outdoor improvement works and any interested parties should contact him.

c. C.Cllr Ruddle reported that The Charlton's Small Highway Improvement Scheme (SIS) was still on track but was in a different tranche along with Keinton Mandeville. He also reported that the application to extend Tout Quarry was approved by the Regulation Committee in Taunton, however, there were sound planning conditions that would be enforceable by the Planning Officer. C.Cllr Ruddle was also pleased to note that SCC Highways were looking into improving the passing bays in Peddles Lane.

19/78. To consider applicants for co-option to fill three vacancies on the PC arising from the uncontested PC election: There was one eligible candidate for one of the vacancies, Mrs T Elliott, who was co-opted unanimously. **Cllr T Elliott took her position on the council and signed her Declaration of Acceptance of Office (DAO).**

19/79. Presentation by Salmon Planning Company on Proposed Residential Development for 14 dwellings on land adjoining Kingweston Road, Charlton Mackrell: Mr J Stephen, Carter Jonas and Mr D Foster, Salmon Planning, presented the latest iteration of the scheme which had been

developed since their first consultation with residents and the PC in July 2018 and following their subsequent community consultation 'open day' in November 2018. Mr Foster advised that he had also consulted with South Somerset District Council (SSDC). It was considered that social housing and ground water monitoring were important factors. The Scheme had grown from the initial proposal of twelve dwellings to fourteen in order to provide five 'affordable homes'; four for social rent, the fifth would be another form of affordable tenure. Mr Foster advised that they endeavoured to meet many of the policies within The Charltons Community Plan (CP), which identified that there were twelve residents looking for affordable homes. The CP also stated that there was a need for two/three bedroom homes, therefore, the scheme was 70% two/three bedroom homes and the remaining 30% would have four bedrooms. There would be one bungalow in the bottom corner to limit overlooking on neighbouring properties and provide housing for the elderly. The Applicants would provide a footpath to Somerton Lane across Kingweston Estate land so that pedestrians did not need to walk into the village via the sharp S bend on Kingweston Road. The visibility splay had been designed and increased to take into consideration 'speeders'. The Trustees had a covenant to only sign off a high quality scheme to be proud of.

Cllr Montagu referred to the Charltons CP in which it was stated that to meet the needs of local people and SSDC's plans for sustainable development in rural settlements, it was proposed that the Parish's housing stock be increased by a maximum of 5% over the 10 year period 2017-2027. Housing should be at a sensible level with extra infrastructure to help alleviate flooding and the safety of residents, such as footpaths. The proposed scheme would add an additional fourteen properties to Kingweston Road, which is considered to be a hot spot for speeding; this would bring the total number of properties along the road to forty-eight. It was considered that the proposed footpath would not allow for pedestrians to walk safely from the development site to school or the rest of the village.

The Chairman invited residents to participate in the discussion. Most concerns related to the safety of pedestrians and road users along Kingweston Road and the need to mitigate against exacerbating the ongoing flooding in the area without moving the issue further down the village. Mr Foster agreed to take on board the points regarding traffic calming and flood mitigation. The current plans included a basin to hold water back. Residents queried the proposed footpath to the east of Kingweston Road. It was considered that the footpath needed to be 1.5m wide, however, Mr Foster advised that there were provisions in the regulations for short sections of the footpath to be narrow as they would be forced to reduce the footpath width to 900mm for a short length. Residents advised that, in accordance with their deeds, they owned the land proposed for the footpath. This was disputed by Mr Foster who agreed to send the Clerk copies of the Land Registry deeds.

19/80. Minutes of the Annual Parish Council and Ordinary Parish Council Meetings held on Tuesday 7th May 2019 were confirmed and signed as a true record.

19/81. Matters arising from the minutes:

a. Pot holes, Ilchester Road. Cllr Montagu reported that repairs had been carried out at either end of Ilchester Road, however, there was a short stretch in the middle yet to be repaired. It was initially scheduled for the summer school holidays, however, SCC Highways will now carry out the work in October.

b. Chessels Lane. The Clerk reported that SCC Highways confirmed the works package would be issued for works with a road closure which takes about three months to formalise. Due to the road closure they asked the PC for details of any delivery/agricultural movements for silage/feed etc. so that they could work out a good date range to carry out the works or possibly accommodate access by permit only when available. There would also be excavated material at the two passing bays, approx. 20m³. In an effort to reduce cost, promote recycling and material disposal charges Highways asked if there was anywhere local that would be able to accept the material (within approx. 1km). **Cllr Powell agreed to ask Mr Butt who may take the excavated material. The Clerk agreed to inform Highways that Mr Haberfield would use the route once or twice a day, which was also a bus route.**

**DP /
Clerk**

19/82. Planning Applications for Decision by the PC:

a. Received:

i. **PA 19/01207/OUT.** Outline application for the construction of up to two dwellings with all matters reserved save access on land at Peddles Lane, Charlton Mackrell. ***Cllr Elliott declared an interest as owner of the adjoining property to the site and would not participate in a discussion or vote on the matter.*** A site visit was carried out and neighbours consulted, from whom a number of objections were received and one letter received in favour. The Clerk received additional plans from the Applicant which were circulated the day prior to the meeting, however, this did not give sufficient time for all Cllrs to review the plans. Therefore, the PC would only make observations on the original plans received by the PC and which were on the SSDC website. The main point that arose from the site visit was that the width of the lane/public footpath, that continues on from the east end of Peddles Lane is probably not of the width stated by the Applicants. Councillors were advised that only the centre area of Peddles Lane is adopted and maintained by the Council and there were border disputes with adjoining properties. This would make the access from the east end of Peddles Lane along the footpath to the proposed site only has a width of between 2.5 and 2.7m, which would be unsuitable for regular vehicular access and outside that acceptable to SSDC Highways.

With regard to the access to Peddles Lane from Ilchester/Kingweston Roads, vehicles turning right, having approached driving north from the Ilchester Road, have great difficulty in determining the correct time to complete the manoeuvre. The sight line is minimal and while the speed limit is notionally 30mph, drivers have been recorded at over twice this speed by the local Speed Watch team. It was considered that any additional traffic would increase the risk of a serious, if not fatal, accident. The Applicants stated in 11.4 of the Design and Access Statement that their proposal would increase the traffic flow to and from Peddles Lane by 8.7% per day.

In 13.1 the Applicants considered that their proposal would make a modest contribution to the 5% increase in housing over ten years, as stated in the Community Plan. However, the PC considered that this target had already been reached and their proposal would only exacerbate the current situation of excess. Cllrs also noted that the proposal fell outside the village boundaries and, if approved, would set a precedent for any additional strip development onto the current agricultural areas of the Parish.

PARISH COUNCIL RESOLUTION: The PC agreed unanimously to recommend that the application be **REFUSED**.

ii. **PA 18/02002/REM.** Revised drawings for the erection of 8 dwellings on land opposite the fox and hounds, Broadway, Charlton Adam. The PC considered the revised drawings indicating amendments to siting, layout, design and access considerations. The PC were aware that the applicant consulted extensively with neighbours and residents and the plans took into account those consultations.

PARISH COUNCIL RESOLUTION: The PC agreed unanimously to recommend **APPROVAL** of the revised drawings. The PC also wished to commend Mr Reed and his team, once again, who were an excellent example of how consultation with the community should be carried out thus enabling both sides to work together proactively and effectively.

iii. **PA 18/03298/OUT.** Outline application for residential development of up to 24 dwellings via the existing Fox and Hounds Public House access, provision of orchard, public open space and associated infrastructure on land Rear of Fox and Hounds Public House, Broadway road, Charlton Adam. The PC considered the letter from WYG dated 18th May, the amended proposed site plan, flood risk assessment and drainage strategy and Highways Technical Note 02 (Draft). Following full consultation with residents and councillors, it was agreed that the amended application has still not addressed the reasons for refusal of the previous application (16/05458/OUT). The Applicants have removed the footpath that entered the site between April Cottage and The Hawthorns in the north western corner, due to third party land ownership and legal challenges, and have not provided a safe alternative solution. The only option for pedestrians to access the site and village facilities is to walk through the Fox and Hounds Car Park: however the access appears to stop short of Broadway Road with a detour through the pub garden. Consent to provide access through private land would need to be granted; has this been given or is it assumed? The lack of pavements and narrow S bend on Broadway Road does not provide safe access for pedestrians. Such a major safety issue should not be left to the good will of current and future landlords and should be addressed fully and resolved as part

of this outline application. The application does not meet the requirements of Local Plan Policy TA5 as it has not secured “inclusive, safe and convenient access on foot, cycle, and by public and private transport that addresses the needs of all.”

WYG stated in April that the site layout as currently shown cannot be delivered due to the Lead Local Flood Authority (LLFA) stating that parts of the site must not be developed to support land drainage. However, no new plan has been submitted and the applicants concede that any deliverable site layout would be significantly different from the one submitted here. The PC considered that the Application cannot be approved in its current form as it still cannot be delivered. It is also impossible to assess whether the current application resolves the first reason for refusal on the previous application – impact on the character and layout of the village’s traditional linear build.

WYG Technical Note 02 is a draft document, therefore, the PC could not comment.

PARISH COUNCIL RESOLUTION: The PC unanimously agreed that the amended application has still NOT addressed three of the reasons for refusal of the previous application (16/05458/OUT). The adverse impact of the proposed inappropriate development would significantly harm the character and landscape of the parish and the safety of its residents, all of which go against policies in the NPPF.

b. SSDC Decisions: None. *(C.Cllr Ruddle left the meeting at 8.45pm)*

19/83. Completion and approval of the Annual Governance and Accountability Return (AGAR) Part 2. 2018/19.

- a. The Annual Internal Audit Report 2018/19 for the Annual Declaration carried out by Mr Simon Pritchard was received and noted.
- b. The Annual Governance Statement 2018/19 was approved and signed (Section 1).
- c. The Accounting Statements 2018/19 were formally approved and signed (Section 2).
- d. The PC confirmed that the statements on the Certificate of Exemption applied and that neither income nor expenditure exceeded £25,000. The Certificate of Exemption was signed accordingly.

19/84. Finance and Accounts:

- a. To approve reimbursement of travel expenses of 45p per mile to volunteers carrying out the fingerpost refurbishment. **Agreed unanimously.** The PC expressed their gratitude at the excellent work carried out by Mr J Legge and his ‘team’.
- b. To consider replacing broken "Bridgwater/Street" finger on signpost by the War Memorial with a new cast iron finger at £466.65 (plus VAT) and replacing plastic “Charlton Adam” finger at £439.25 (plus VAT). **The Chairman wished to look into other options, therefore, it was agreed to defer this item.**
- c. The Finance Report for period 7th May to 18th June 2019 was circulated and approved.
- d. Payments approved unanimously:

South Somerset Playdays 2019 Grant	£250.00
Came and Co Insurance Renewal	£218.00
Grass Cutting May 19	£165.00
Internal Auditor Fee	£50.00
Clerk’s Allowances and Expenses Jun 19	£29.64

Chair

19/85. Reports from Committees, Working Groups (WG) and PC Representatives:

- a. Footpaths. A resident asked the PC to raise awareness that dogs off the lead should be within reasonable control. Large dogs, in particular, should not be let off the lead if they could not be controlled as they could damage crops.
- b. Archdacon Brymer Trust. The Clerk advised that ex Cllr Anne Petitpierre would be willing to remain as the PC representative on the Trust and would provide reports to the PC. The PC thanked Ms Petitpierre. *(Cllr Capazzoli left the meeting at 9.00pm)*

19/86. Correspondence as circulated:

- a. Letter from SSAFA to Town and Parish Councils – VE Day 75 celebrations 8 to 10 May 2020, invitation to take part via www.veday75.org

19/87. Items of Report and Future Business:

a. Cllr Densley asked for Highways revised sign to prevent HGVs driving through the village, to be included on the agenda for the next meeting. **The Clerk agreed to hasten Mr G Warren, Highways Engineer, for the draft image.**

Date and time of next meeting: will be held in The Reading Room on Tuesday 23rd July 2019, commencing at 7.30pm.

There being no further business the meeting closed at 9.10pm.

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

DRAFT