

Compton Bishop Parish Council

Minutes for the Parish Council Meeting held electronically

on 13th May 2020 at 7.30 pm via Skype

Present- Cllrs T Mason, T Brownlow, D McCarthy, M Rolfe, A Brellisford

Parish Clerk S Diaz

County Cllr B Filmer

Cllr E Parker joined the meeting at 7.40pm

Cllr A Lane joined the meeting at 7.45pm

20/3A. To receive any apologies for absence

There were no apologies.

20/3B. To receive any declarations of interest in items on the agenda.

There were no declarations of interest.

20/3C. To resolve to approve the minutes of the Parish Council Meeting held on 12th March 2020.

It was resolved to approve the minutes of the Parish Council Meeting held on 12th March and were signed as an accurate record.

20/3D. Clerk's Report

New legislation has stated that Parish Council Meetings are to be available electronically until May 2021. This will be available when physical Council Meetings resume in the hall.

Gigaclear have offered to provide the Village Hall with Wifi at no charge. The clerk is awaiting the terms and conditions and will contact the representative. The Corporate Policy will be reviewed at the next meeting on 10.6.2020. A VAT reclaim for £587.40 has been sent to HMRC.

A Cil payment of £1620 has been received in April and the total Cil funds available is £3240.

Cllrs have been asked to provide reports by 31.5.2020 if they represent any community groups to the Clerk that would have been presented at the Annual Parish Meeting. The information will be added to the website as the meeting has not taken place this year due to the COVID 19 crisis but will be available to the Parishioners.

20/3E. To Consider the bank statement and budget (Clerk)

It was resolved to approve the bank statement and budget.

20/3F. To consider the following payments

It was resolved to approve the following payments

Details	VAT	Total
SDC-Clerk salary/HMRC/Home allowance March 2020-paid by Direct debit		374.64

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Sedgemoor District Council-Payroll charge	27.00	162.00-approved by 6 Councillors on 27.3.20
Arien Signs	65.90	395.40-approved by 5 Councillors on 2.4.20
M Rolfe Plants	10.89	65.35
Zurich Insurance		425.16
S Diaz expenses		22.50
R Young-internal audit fee		20.00
SDC-Clerk salary/HMRC/Home allowance April 2020-paid by Direct debit		374.64

20/3G. Planning Applications

Planning application number: 21/20/00007

Proposal: Change of use of land from agriculture to mixed agriculture and equine and the erection of a stable block.

Location: Unit 3, Kennel Lane, Webbington, Axbridge, Somerset, BS26

It was resolved that the Parish Council does not object to the Application but draws attention to Observations hereunder

Observations

Extract from Design and Access Statement. To be read in conjunction with the plans

Access: The access to the site is via a drive off Kennel Lane that also serves the buildings on the site. No additional hardcore or track is required. There is no access to the field or stables and no footpaths in adjacent fields

Dung Storage: The dung and waste bedding from the stables will put into a trailer and taken off site by a neighbouring farmer.

Currently, this is a residential site. The access road is for use of vehicles normally associated with a residential site.

Policy D24. It seems that the residential access road would be used for mixed agriculture/equine purposes. This would likely cause unacceptable inconvenience to neighbours by way of noise pollution, waste and odour.

Because of the close proximity of the proposed stables to residential dwellings, neighbours are likely to suffer from unacceptable levels of odour from dung and straw waste.

Design. The stable block may be considered too large in relation to the size of development of the old kennels, for which planning permission has already been granted

Condition. We take it that the building shall be classed as temporary and shall never be used for commercial purposes but only for the stabling of horses for the enjoyment of the residents of Unit 3 of the development. If SDC is mindful to grant permission, we would expect that it would impose a condition to this effect.

Planning application number: 21/20/000011

Proposal: Formation of an agricultural access track

Location: Land to North of, Church Lane and, Webbington Road, Compton Bishop, Axbridge, Somerset, BS26

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It was unanimously resolved that the Parish Council does not object to this application, however an observation would like to be made that the hardstanding is not to be used as permanent resting area for vehicles and machinery.

20/3H. Planning applications-comments made via email.

Planning application number: 21/20/00005

Proposal: Change of use of land to site 2no. holiday lodges.

Location: Southcroft Farm, Bridgwater Road, Cross, Axbridge, BS26 2ED

The Parish Council voted on 27.4.20 to defer to SDC's Mr. Dean Titchener and, in reaching his decision, calls upon him to give cognisance to the Observations hereunder stated below.

2 Cllrs objected to the application

Cllr Mason declared an interest in this application

4 Cllrs voted to defer to SDC's Mr. Dean Titchener and, in reaching his decision, calls upon him to give cognisance to the Observations hereunder stated.

Council defers to SDC's Mr. Dean Titchener and, in reaching his decision, calls upon him to give cognisance to the Observations hereunder stated.

Observations

The Application Form states that Pre-Application advice was provided by Mr Dean Titchener, (The Case officer) who apparently found the application acceptable in principle subject to Policy D17. Moreover, with reference to the Design and Access Statement, that SDC "actively supports holiday accommodation in this very attractive location"(paragraph These statements

Policy D17 : Tourism. Tourist Accommodation. The site is not within an identified settlement, (paragraph 1 refers) it is in the countryside. (paragraph 3 refers). Therefore the proposal must be supported by a robust business case. (P139 : 7.150 refers). No such business case has been submitted.

The need for the development therefore remains unproven. Policy D19 : Landscape. The site is located within The Mendip Hills AONB. The site will not conserve and enhance the natural beauty or the exceptional character and quality of the landscape. It has the potential to cause harm to the landscape. A Landscape and Visual Impact Assessment (LVIA) should be provided with the application together with appropriate mitigation measures. (Paragraphs 3 and 4 refer). No such LVIA has been provided. Policy D24: Pollution Impacts of Development. Development proposals may result in noise and light pollution that would be unacceptably harmful to tranquillity and natural environment. Immediate neighbours are likely to be impacted.

Policy C5. Council refers to its responses to numerous other approved applications that have/will collectively cause substantially increase in traffic using the A38/371 Cross Lane and Junction. To date, no proposals are forthcoming from Somerset or SDC as to how and when they plan to minimise the dangers of using this section of highway. This proposal would give rise to a further increase in traffic.

Generally: Without prejudice to the foregoing, Council would make the following general observations. The size, location, shape and colour of the two lodges and the planned hedge may minimise the visual impact on the AONB/Countryside and may therefore cause less visual damage to the landscape than some of the buildings already erected in the immediate vicinity. The lighting should be investigated and have minimal lighting and down lighting as this is a countryside location (night skies, light pollution, etc.)

The lodges are purely holiday accommodation and therefore must not be used as for residential purposes. A Condition should be imposed to this effect and that letting records must be provided to SDC annually.

Withdrawn after registration.

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Planning application number: 21/20/00004

Decisions made electronically on 7.4.20

Location: Rackley Barn, Rackley Lane, Compton Bishop, Axbridge, BS26 2HJ

Proposal: Conversion of barn to annex.

The Parish Council voted to not object to Application 21.20.00004. Subject always to the imposition against PA 21.20.0004 of the 7 No. Conditions and Reasons imposed against PA 21.17.00009,

5 Cllrs agreed not to object.

2 Cllrs did not pass comment.

Granted permission

Planning application number: 21/19/00015

Location: Over Compton, Vicarage Lane, Compton Bishop, Axbridge, BS26 2HL

Proposal: :Change of use of land from agricultural to residential and erection of outbuilding.

Erection of a single storey to the rear (SE) elevations.

The Parish Council objected for the following reasons:

(4 Cllrs objected, 1 Cllr did not vote, Cllr Mason declared an interest in this application and did not vote and Cllr Brownlow abstained from the vote)

Rear Extension

In our opinion, SDC correctly determined that the originally proposed rear extension to Nether Compton was too large in relation to the original building and its environment. It did not comply with CB Village Design Statement, Section 6.9. It was also correct to limit its size to that of Over Compton. In the circumstances, considering the said planning decision to approve a smaller extension, it would be entirely inappropriate to permit a larger extension to Over Compton. Apart from such extension not complying with CB's Village Design Statement Section 6.9, it would make nonsense of requiring PA 21.19.00012's Applicant and her Agent (Collier Reading) to limit the size of Nether Compton's rear extension. The rear extensions presently approved under PA'S 21.13.00010 and 21.19.00012 are more than sufficient. Any further extension will completely dominate the original stone cottages.

Garage/Office We draw attention to the Applicant's statement in the Design and Access Statement, Item 2, paragraph 4, quote

"..... local plans should promote sustainable rural tourism and leisure developments which respect the character of the countryside.." The quote is suggestive of a purpose beyond that of a 'garage/office for a residential dwelling house.

The proposed building is 11m x 8m with a first floor circa 6m x 8m. It is circa 6.75m high. The proposed materials would appear to be render and timber walls, Double Roman roof tiles and Sedum roof and modern up and over garage doors. There is a huge gable window and two velux windows.

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We consider the design, size and choice of wall materials to be inappropriate for the location and not compliant with CB's Village Design Statement, Section 7. We would not object to a single storey random stone double garage size 6m x 6m with a pitched roof to mirror the existing stone dwelling house.

If SDC is mindful to grant permission for this building or a garage of a size proposed by us, we ask that it imposes a condition requiring the building to be only used for activities ancillary to the existing dwelling on the site and that no part shall be used, let or otherwise disposed of as a separate unit of accommodation. The reason being that the site is located within The Mendip Hills AONB where new residential development is strictly controlled.

Generally in respect of Extension and Garage/office

No justifiable reason is offered for such a development in the countryside. It does not satisfy Local Plan CO1. The site is located within The Mendip Hills AONB. The proposal represents an over development of the site that will not enhance the AONB and does not satisfy Local Plan D19. The extension and garage/office will both generate further light pollution in the AONB which is contrary to Local Plan Policy D24.

Awaiting decision

20/31. Results of planning applications.

Planning application number: 21/20/00003

Location: Location: Land To The South West Of, Townsend Farm, Prowses Lane, Townsend, Axbridge, Somerset, BS26

Awaiting decision

Planning application number: 21/19/00017

Location: Southcroft Farm, Bridgwater Road, Cross, Axbridge, BS26 2ED

Granted

Planning application number: 02/19/00021

Location: Mendip View, Cheddar Road, Axbridge, Somerset, BS26 2DL

Awaiting decision

Planning application number: 17/18/00053.

Location: Land to The West Of, Lower New Road, Cheddar, BS27 3DZ

Awaiting decision

Planning application number: 17/19/00095

Location: Strawberry Farm, Short Lane, Cheddar, BS27 3YB

Refused

Planning application number: 17/18/00073/SPH

Location: Land to the North of, Axbridge Road, Cheddar, Somerset, BS27

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Awaiting decision

Planning application number: 17/15/00095

Location: Round Oak Grove Farm, Cheddar, BS27

Granted

- 20/3J. To approve the financial statements for the year ending 31st March 2020.
It was unanimously resolved to approve the financial statements for the year ending 31st March 2020
- 20/3K. To approve the Annual Internal Audit Report year ending 31st March 2020.
It was unanimously resolved to approve the Annual Internal Audit Report year ending 31st March 2020.
- 20/3L. To approve The Annual Governance Statement (section 1)
It was unanimously resolved to approve the Annual Governance Statement (section 1)
- 20/3M. To approve the Accounting Statements of the AGAR (section 2)
It was unanimously resolved to approve the Accounting Statements of the AGAR (section 2)
- 20/3N. To approve the Certificate of Exemption
It was unanimously resolved to approve the Certificate of Exemption
- 20/3O. To consider adopting the High Consequence Infectious Disease Policy
It was unanimously resolved to adopt the High Consequence Infectious Disease Policy
- 20/3P. To resolve that the parish council is eligible to use the General Power of Competence under the Parish councils (General Power of Competence) (Prescribed Conditions) Order 2012 in that it has been at least two thirds elected and has a qualified clerk.
It was resolved that the Parish Council is eligible to use the General Power of Competence under the Parish councils (General Power of Competence) (Prescribed Conditions) Order 2012 in that it has been at least two thirds elected and has a qualified clerk.
- 20/3Q. To adopt the supplementary Standing Orders for remote meetings
It was unanimously resolved to adopt the supplementary Standing Orders for remote meetings.
- 20/3R. To consider village maintenance plans and the cost of £35.40 for work to Bow Bridge Steps.
It was resolved to pay £35.40 for the work on Bow Bridge.

It was agreed to carry out the following actions:

There are tasks to allocate on the plan and the seats at the White Hart and Hall need repair.

Weed Spraying for Cross and footpath by motorway. Cllr Rolfe will speak to the contractor.

The Clerk will obtain a quote for a lifebuoy and signs for the Bow Bridge Steps. Sedgemoor

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District Council may be able to fund the life buoy. The noticeboard will be placed once social distancing has been relaxed.

The Bicycle racks have been installed at the White Hart.

Cllr Filmer informed the Council that planning committees are resuming next week and the volume of planning applications have remained the same.

Cllr McCarthy sent a report prior to the meeting. The planned Cluster Meeting did not go ahead so issues were not able to be discussed. The speed watch group will resume when social distancing is relaxed.

The clerk has contacted Somerset County Council regarding the cracked road surface on Cross Lane.

The Clerk has asked for a map of responsibilities of ditches and highways from Somerset County Council.

Photos of locations for tree planting - environment issues/wildlife and psychological traffic calming. Cllr McCarthy plans to meet with Cllrs Parker and Beresford when possible to look at proposed positions for tree planting. It was also discussed that possible funding could be available for saplings.

At the last physical parish council meeting (March) Bob Filmer informed us that he had discussed psychological traffic calming with Alyn Jones, Director of Economic and Community Infrastructure Operations at SCC. Hopes that this can be built on in the future once we are all up and running again.

Increase in vehicles using Old Coach Road/Webbington Road that are working on national grid feeder road (Barton Lane /Motorway Bridge), tractors carrying heavy equipment and tractors working for Thatcher's. They travel at speed and some are driving and using mobile phone.

During the lock down there has been an increase in people walking, cycling and running along the Webbington Road which is possibly due to fewer vehicles on the road. More people are out taking exercise and more people are taking up cycling (people feel safer cycling on quiet roads) – which is very encouraging and an aspect the media and the government have picked up on, this will hopefully encourage a more sustainable and a healthy environment.

20/3S. To consider the payment of the bunting for VE day £66.95

It was unanimously resolved to make a payment for bunting for VE Day for £66.95

20/3T. Cllrs Reports

Cllr Beresford will carry out an audit on the stiles in the parish. He will report at the next meeting. Cllr Filmer suggested Somerset County Council will pay for materials to repair the

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stiles, but a contractor will need to carry out the work. The Clerk will contact Chris East at Somerset County Council.

A tree is obstructing the river at Bow Bridge to Rackley. Cllr Mason will follow up with the Environmental Agency to resolve the issue.

20/3U. Items for next Agenda

Waste bin at the bus shelter, stiles, a sign for the people to use the bicycle racks.

Date of Next Meeting – 10th June 2020

End of minutes