

COMPTON DUNDON PARISH COUNCIL

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MINUTES of the PARISH COUNCIL MEETING

held at Meadway Hall, Ham Lane, Compton Dundon on **Wednesday 1st June 2016**

MEMBERS PRESENT: Councillors Diane Churches, Greg Jones, Stephen King, Geoffrey Walker and Hugh Thomas.

IN ATTENDANCE: Stanislaw Berkieta (Parish Clerk)

There were 15 members of the general public present.

Public Participation – None at this stage

147.1 Apologies for Absence

Councillors Vicki Olivier and Tiffany Kearton sent their apologies. It was **RESOLVED** to accept them and the reasons for the absence. Dean Ruddle (SCC, SSDC) and Stephen Page (SSDC) sent their apologies.

147.2 Declarations of Interest – None at this stage.

147.3 Minutes of the previous Meeting

It was **RESOLVED** to accept the minutes of the Parish Council meetings held on 4th May 2016 and Cllr Greg Jones signed the minutes as a true record.

147.4 Planning

(a) Notifications of district council planning determinations

1. 15/05581/REM: Rook Developments, Land adjacent Homestead, Ham Lane, Compton Dundon. Erection of a single dwelling with associated access - **APPROVAL GRANTED** subject to 9 conditions.

2. 16/0149/COL: Mr M Wright, Land adjacent Crossways Farm, Ham Lane, TA11 6PQ. Application for a Lawful Development Certificate for the existing use of a vehicle repair workshop in breach of Condition 7 of 870032 - **CERTIFICATE GRANTED.**

3. 16/01011/FUL Mr A and Mr L Hill, Woodland View, Ham Lane, Compton Dundon TA11 6PQ. Retention of existing outbuilding and external works – **PERMISSION GRANTED** subject to specific conditions.

4. 16/01299/FUL: Mr & Mrs Paul Back, Strouds, Peak Lane TA11 6PE. Erection of rear extension - **PERMISSION GRANTED.**

5. 16/01380/FUL: F Fox-Davis, Hayes Farm, Hayes Road, TA11 6PF. Demolition of side and rear extension and erection of two storey extension and single storey rear extension - **PERMISSION GRANTED.**

(b) Planning consultations

1. 16/01761/S73A: Ms E Brown, Application to vary conditions 2,3,4,6,7,8,9 and 10 of approval 13/04943/FUL to regularize the existing development (2additional touring vans,; external lighting; turning and parking area and hardstanding; landscaping schedule; 1 additional storage container materials and substitution of plans).

Standing orders were adjourned to allow members of the public to comment on the application. This was followed by an extensive discussion between the councillors on each of the conditions being varied. The Council **RESOLVED to RECOMMEND REFUSAL** on the grounds that the original application was retrospective in nature and conditions were originally imposed to safeguard the character and appearance of the area. This application is once again partially retrospective in nature. Specific concerns were raised regarding the high water table at the location and the lack of any testing to ascertain the water pollution impact of the composting toilet and the potential for leeching caused by the scrap business carried out on the site. The Council recommended that before any increase in accommodation be approved, the landscaping plan be fully implemented and allowed to become established. The Council also recommended that any lighting plan approved should be limited by lumen intensity and any hard standing created should not be concrete in nature.

2. 16/01887/FUL & 16/01888/LBC: Executors of The Late Mrs M Vining, North Barn, Middle Farm, Peak Lane. Proposed restoration and conversion of barn to dwelling with provision of linked annexe building together with ancillary work to access, parking and boundary treatment.

The Council discussed the overall site plan and in particular noted the prior and most recent flooding incidents caused by water run-off from Lollover Hill. It recommended that a review of the capacity of the storm water run-off be carried out and a permanent solution be implemented as part of the overall development plan. The Council unanimously **RESOLVED to RECOMMEND APPROVAL** of the application and **RESOLVED TO RECOMMEND CONSENT** for the listed building application.

3. 16/01882/FUL & 16/01883/LBC: Executors of The Late Mrs M Vining, The Barn, Middle Farm, Peak Lane. Proposed restoration and change of use of barn to dwelling with ancillary works to access, parking and boundary treatment.

The Council unanimously **RESOLVED to RECOMMEND APPROVAL** of the application and to **RECOMMEND CONSENT** for the building application with the same concerns expressed regarding flood mitigation.

4. 16/01880/FUL & 16/01881/LBC: Executors of The Late Mrs M Vining, South Barn, Middle Farm, Peak Lane. Proposed restoration and change of use of barn to dwelling with ancillary works to access, parking and boundary treatment.

Following discussion the Council unanimously **RESOLVED to RECOMMEND APPROVAL** of the application but noted the concerns regarding root damage to neighbouring properties that might be caused

by the extensive planting shown in the plans. The Council also **RESOLVED TO RECOMMEND CONSENT** for the listed building application.

c) Other planning issues

Following a brief discussion it was confirmed that in the situation where significant new information comes to light following a Council resolution on planning an extraordinary Council meeting should be convened to review the previous recommendation.

147.5 Accounts.

(a) The Clerk gave the following report on bank account reconciliation:

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|--|--|------------------|
| Treasurers A/C Statement at 1 st June 2016 | | 2,577.18 |
| Less - Unpresented cheques: 000980 | | 341.47 |
| Plus - Uncleared lodgments: | | 0 |
| Treasurers A/C Adjusted Balance at 1 st June 2016 | | 2,235.71 |
| Business Instant Access A/c Balance at 1 st June 2016 | | 40,224.84 |
| Overall Bank Balance | | 42,460.55 |
| Overall Ledger Book Balance | | 42,460.55 |

(b) The following cheques and transfers were tabled for approval:

| | | |
|--|--------|----------|
| Parish Magazine inv.1328 (May) | 000982 | 110.60 |
| J Parry grasscutting | 000983 | 129.50 |
| SALC Training – Grant Thornton | 000984 | 15.00 |
| SALC inv 1266 – Affiliation Fee | 000985 | 169.86 |
| Bridges Holland – internal audit inv. 1203 | 000986 | 180.00 |
| Glasdon inv. Comp-1129 – 3 dog bins | 000987 | 623.05 |
| Wham inv. 160510 – host & domain renewal | 000988 | 72.50 |
| G A Doble (Civil Eng.) inv. 11294 – Petanque Terrain | 000989 | 2,000.00 |
| Clerk salary & expenses CD136 | 000990 | 257.33 |
| HMRC – Paye month 2/2016-17 | 000991 | 57.80 |
| Total value of cheques | | 3,615.64 |
| Transfer from BIA to Treasurer A/C | | 5,000.00 |

It was **RESOLVED** to approve the payments and transfer and for the cheques to be signed.

147.6 Reports

(a) **Report from the County Councillor** - None received

(b) **Reports from District Councillors** – None received

(c) **Report of the Chairman**

The Chairman noted that no date had been set for the return of the questionnaire regarding the Castlebrook Inn but he indicated that the topic would be discussed at the next Council meeting. Due to other commitments he indicated he would not be present at the Hog Roast and requested the Vice Chairman represent him and distribute the commemorative medals. He thanked Cllr Hugh Thomas for his regular updating of the Facebook page and advised that Lockyer's Farm were planning to hold an event on 7th July.

(d) **Report from the Police** – Noted

(e) **Rights of Way report**

The Parish volunteers met on 8th May and repaired two stiles on Footpath L7/11 north of Peak Lane.

(f) **Report of the Village Hall Committee** – report noted.

147.7 Highways Report

The report was reviewed and one item added. The Clerk was requested to obtain an update from Highways regarding dates when work postponed from the 2015-16 accounting year would be acted on.

147.8 Correspondence and items requiring discussion/decision

a) Action on broadband issues – Cllr Hugh Thomas gave a full update. The Clerk was requested to write on behalf of the PC to David Hall and Paul Coles with copies to David Warburton and Dean Ruddle regarding the need for the Street Exchange side of Compton Dundon to be included in CDS's Phase 2.

b) Renewal of SALC membership – The Council unanimously **RESOLVED** to renew affiliation.

c) Action on new Local Government salary scales – The Council unanimously agreed to increase the Clerk's hourly rate in line with the SALC recommendation, backdated to April 1st.

147.9 Correspondence for information

The following correspondence was circulated to councilors: Area North Agenda 25/5 and Minutes for 27/4; SWP-May Briefing; Mineral and Water policy statement; Flood Re: letter; Fields in Trust; Somerset Wildlife Trust – Hedgehog day; Armed Forces Day letter; Community Health & Welfare Conference notice; Somerset Choices newsletter; Community Council for Somerset letter; Somerset Community Foundation May newsletter; SSDC Health & Well-Being Service May letter; Rural services Network (Rural opportunities Bulletin, Weekly digests)

147.10 Councillors' requests for agenda items for the next Parish Council meeting – None noted

147.11 Date of the next meeting of the Parish Council was confirmed as scheduled for 7pm, 6th July 2016.

There being no further business the meeting ended at 21:15

Signed as a true record

Cllr. Greg Jones (Chairman)

Date: 6th July 2016