

MINUTES of the PARISH COUNCIL MEETING

held at Meadway Hall, Ham Lane, Compton Dundon on **Thursday 25th July 2019**

MEMBERS PRESENT: Cllrs Diane Churches, Tiffany Kearton, Stephen King(Chairman), Greg Jones, Christopher Swain, & John Rowland

IN ATTENDANCE: Helen Richardson (Clerk)

There were 15 members of the general public present.

Public Participation: Residents spoke in opposition to 184.4bii) Land Adjacent Ham Lane – concerns raised included:

- loss of agricultural land – this is not infill and will set a precedent of building in countryside along Ham Lane.
- Height of Proposed houses is 9.5m, height of existing cottages is 6m
- Loss of Hedge
- Crested newts live in the ditch.
- Damage Rural Character of the village
- No proposed bungalows or thatched roofs.
- Loss of amenity to existing residents
- Proposals are contrary to Pre-application advice included the need for the proposal to blend with build form and not impinge on vistas of hills.
- Promises made by planning office 20 years ago that there would be no building on North side of Ham Lane
- Negative impact on village which is in an Area of Outstanding Beauty.
- Negative impact on wildlife.
- Can the Sewage System cope.
- Impact on Walnut Tree Cottage (listed building)

184.1 Apologies for Absence- Cllr Geoffrey Walker

184.2 Declarations of Interest –Greg Jones declared an interest in 184.4bii)

184.3 It was **RESOLVED** to accept the minutes of the Parish Council Meeting held on Wednesday 5th June and the Chairman signed them.

184.4 Planning

a) **Notifications of district council planning determinations:**

- i)18/03497/FUL. Land at Laws Farm, Compton Street, TA11 6PS. Removal of existing farm buildings and the erection of courtyard style development of 3 dwellings with associated parking. **REFUSED**
- ii)18/01436/OUT. Land at Trays Farm, Street Road, Compton Dundon. Outline application for the erection of 2 No. detached dwellings with some matters reserved. **REFUSED**

b) **Responses to planning and legal consultations:**

- i) 19/01598/FUL: Land Adjacent Ham Lane, Compton Dundon, TA11 6PQ. The erection of seven dwellings with access & planting provision. No-one representing the applicant attended the meeting. The Parish Council resolved that they **could not support** this application in its current form. It was felt that it was inevitable that some form of development would take place here due to SSDC's inability to demonstrate a five-year land supply, however the current proposals were not acceptable to the Parish Council.
To gain the support from the Parish Council the following changes should be made:
 - 2 Single storey 3 bedroom dwellings (Bungalows) should be included.
 - 2 Three bedroom (more affordable) dwellings should be included
 - Remove the footpath inside the site boundary to the North of Ham Lane and instead make improvements to the 'Church Path' along the length of Ham Lane.
 - Gift the land to the west of the site to the Parish Council to provide a buffer between the village hall and the development.
 - Protect the Hedgerows.
 - Improve the mix of materials and finishes to provide a more rural look.
 - Push back the housing line – further away from Ham Lane
- ii) 19/01705/COL: The Mobi Littleton TA11 6NR. The erection and residential occupation of a dwelling and associated curtilage.
The Parish Council **resolved to support** this application as it was an established family home which had no adverse effect on neighbours.

184.5 Accounts

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

Treasurers A/C Statement at 22/7/19			£ 3,343.55
Less - Unpresented cheques:			
Bridges Holland	£	240.00	
Parish Magazine Printing	£	134.18	
Will Austin Garden Services	£	255.00	
Compton Dundon Village Hall	£	96.00	
			£ 725.18
Plus - Uncleared lodgements: none	£	-	
Treasurers A/C Adjusted Balance at 25/07/19			£ 2,618.37
Business Instant Access A/c Balance at 25/07/19			£ 70,172.56
Overall Bank Balance			£ 72,790.93
Overall Ledger Book Balance			£ 72,790.93
Included in Treasurer's balance as stated above are the following debits:			
(a) Direct Debit: - 16/7/19 BT Line/Broadband - £70.20			

b) The following payments were approved:

Purpose for Expense	Chq No.	Amount	VAT	Recover
Clerk salary & Expenses CD175		526.81	0	N/A
HMRC (PAYE month 4)		109.4	0	N/A
SSDC Ranger Labour		301.92	0	N/A
			0	N/A
			0	N/A
Total value of cheques		938.13		

184.6 The date of the next Parish Council Meeting was confirmed as Wednesday 4th September 2019 at 7pm

There being no further business the meeting ended at 20.25pm.

Signed as a true record
Cllr. Steve King (Chairman)

Date: 4th September 2019