

CHARLTON HORETHORNE PARISH COUNCIL

Minutes of a meeting of the Parish Council held on Monday 16 October 2017 in the Village Hall

Present: Michael Hutchings (Chairperson), Tim Daniel, Trevor Gill, Geoff McHugh and Ann Reeder.

Also present: County and District Councillor William Wallace (from 20:16)

Clerk: Zöe Godden

23 members of the public were present at the start of the meeting.

The meeting started at 19:31.

1. To receive any apologies.

Apologies had been received from District Councillor Hayward Burt and PCSO John Winfield.

2. Public Open Session:

Members noted a comment from a member of the public that the site address relating to planning application 17/03854/S73 was incorrect and that the development was not related to Seven Wells Down Farm.

A member of the public noted that the Community Land Trust (CLT) had held its first public meeting on 17 September, which had been attended by 34 members of the public and resulted in seven people becoming CLT members. The membership fee was £1 and entitled members to one vote on CLT matters. Membership certificates would be sent to all new members. Meeting notes could be obtained from Margaret Cressey. The Parish Council was making a page available on its website for CLT matters and the meeting notes would be published there in due course. A meeting of shareholders/members would be held on 9 November at 6.30 pm to elect a new board.

3. Members' declaration of interests:

Michael Hutchings declared a personal interest in item 9a.

4. To approve the minutes of the meeting held on 11 September

RESOLVED: It was proposed and agreed to approve the minutes as presented. Approved

5. To consider matters arising from the minutes:

SSDC Planning Training events - Trevor Gill reported that he, Michael Hutchings and the Clerk had attended SSDC's Planning Training event on 5 and 12 October. The event was taken by David Norris, Development Manager for SSDC. Trevor said that the presentation was excellent and that many planning aspects had been covered. There had been an opportunity to ask questions. The slides from the presentation had been forwarded to members by the Clerk.

Trevor added that the Clerk had written a letter to David Norris requesting that Parish Councils should be informed of PAMB applications at the same time as neighbours.

6. Council Matters, including implementation of the Community Plan

- a. To receive reports from members on their areas of responsibilities, specifically in relation to the Community Plan, if any, and to agree timescales for the relevant policies

Mobile signals and broadband speeds – Ann Reeder reminded members that this issue had been raised with David Warburton MP in June and reported that a meeting had been arranged to discuss the problems faced in the Parish. The meeting would be attended by David Warburton MP and representatives from Connecting Devon and Somerset and would take place on 17 November at 7pm at Charlton Horethorne Primary School. The meeting had been advertised in the Parish Magazine and Ann encouraged members of the public to come along.

Traffic and road safety – Tim Daniel reported that Community Speedwatch was continuing thanks to the hard work of co-ordinator Kelvin Hughes. Tim had arranged to meet the new County Highways engineer who was covering the South Somerset area to discuss matters that were outstanding. Tim would report back to a future meeting. Regarding a complaint about mud on the road in Blackford

Lane, Tim had found an article in the Blackmore Vale Magazine detailing an approach by Dorset Police to tackle the problem. This had been forwarded to PCSO John Winfield to find out if Avon and Somerset Police could take a similar approach.

Tim further reported that four of the eight finger posts in the parish had been refurbished and repainted by a group of eight volunteers. The remaining four finger posts were at Milborne Port Road, Bugle Farm, between Bugle Farm and Stowell and Stowell. Michael Hutchings expressed the Parish Council's thanks to the team of volunteers for all their hard work and said that the results were spectacular and appreciated.

Tim reported that Charn Hill would be closed for 19 days from 23 October. Tim had contacted County Highways to request adequate signage for road diversions and had asked for Hopkins to be contacted to ensure that their large vehicles did not use the smaller roads during the road closure period.

Ann Reeder noted the huge number of volunteers from the Parish and their phenomenal achievements, including finger post restoration, Community Speedwatch, Community Land Trust, Feast Day and restoration of the Waterhouses. The Parish Council recorded their thanks to everyone who had given their own time to make Charlton Horethorne a better place.

Michael Hutchings informed those present that Margaret Cressey had been nominated for the Somerset County Council Chairman's Award for services to the community and would attend the award ceremony on 18 October.

7. Financial Matters

- a. To approve the cash book and bank reconciliation for the period to 22 September 2017.

RESOLVED: The Cash Book and Bank Reconciliation for the period to 22 September 2017, as verified by Trevor Gill, were approved and signed by the Chair.

- b. To approve the second quarter spend vs budget sheet

RESOLVED: It was proposed and agreed to approve the second quarter spend vs budget sheet as presented.

- c. To approve the following accounts for payment and two signatories for cheques:-

Zoe Godden	Salary and expenses September 2017	£154.08
HMRC	Income tax re Z Godden August 2017	£24.20
Milborne Port Computers	Website updates and domain hosting & replacement power switch to laptop	£152.39

RESOLVED: The above accounts were approved for payment, having been checked by Geoff McHugh before the meeting. Michael Hutchings and Tim Daniel were agreed as signatories.

- d. To consider a draft budget for 2018-19 and consider any suggestions for further investigation.

Members discussed the draft budget as presented, Ann Reeder suggested adding a sum for additional verge, hedgerow and signage maintenance. Michael Hutchings reminded members that work to the Village Green had previously been discussed. It had been agreed to carry out essential maintenance work to the paved area, but Michael noted that quotes had been received for works to the oak posts, chains, bins and benches. Michael then invited the public to make any suggestions or comments on the draft budget.

19:51 - Public Open Session began

19:52 – Public Open Session ended

Members noted the comments from the member of the public who spoke and discussed problems experienced with some land and property owners in terms of roadside hedge maintenance.

Geoff McHugh suggested that prices should be obtained for 30 hours of general hedge cutting and verge cutting to see how much it would cost. The Clerk was instructed to obtain prices and bring them to the next Parish Council meeting for possible inclusion in the final budget.

Action Parish Clerk

Ann Reeder reminded those present that the deadline for application for grants was 30 November.

- e. To agree that Stephen Hall will act as Internal Auditor for the 2017-18 Annual Return.

RESOLVED: It was proposed and agreed that the Parish Council approved Stephen Hall as internal auditor for 2017-18.

- f. To consider the Transparency Code grant application for website costs in 2017-18.

RESOLVED: It was proposed and agreed to approve the grant application as presented.

- g. To agree that the Parish Council's bank account can be used for holding any grants received for the Finger Posts Improvement Project.

RESOLVED: It was proposed and agreed that the Parish Council bank account could be used to hold grant funds from SSDC for the restoration of finger posts in the Parish.

- h. Any other financial matters.
There were no other financial matters to discuss.

8. Correspondence

- a. Somerset Association of Local Councils – To note receipt of a technical consultation paper and to agree members to respond.

Ann Reeder explained that the Government was not proposing to cap Town and Parish Councils but was consulting on the impact on Towns and Parishes of caps to District and County Councils, including the impact of the devolution of services. As Ann had volunteered, it was **agreed** that she should complete the consultation on behalf of the Parish Council.

- b. Nick Weeks, Chairman Area East, SSDC – To note receipt of a request for financial support from the Parish Council to maintain the South Somerset Community Accessible Transport Scheme and to agree how to respond.

The Clerk was instructed to find out the budget required to maintain the Somerset Community Accessible Transport Scheme and to find out how many parishes and other organisations had been asked to contribute.

Action Parish Clerk

9. Planning

- a. To consider the following planning application and make recommendations to SSDC:

17/03405/FUL	Erection of two dwellings, provision of access, diversion of public right of way, landscaping and ancillary works.	Land OS 0084 at Gunville Farm, Violet Lane, Charlton Horethorne.
<p>Trevor Gill described the application and noted that, although SSDC's neighbours list contained two addresses, he and Tim Daniel had made contact with 10 neighbours and left a note for an eleventh. Trevor summarised the comments from various statutory consultees and noted that the Landscape Architect had commented that houses north of Blackford Road were separate from the core of the village and Violet Lane formed a credible landscape boundary, making approval of the application unacceptable. Revised plans had been uploaded to show correctly the site boundary. SSDC's website showed four main objections had been raised by members of the public, namely road safety, rerouting of a public footpath, unsuitable type of dwellings and that there was no proven local need for this type of dwelling, as per policy HD6 of the Charlton Horethorne Community Plan. Trevor reported that he had discussed the application at length with the Planning Officer.</p> <p>Michael Hutchings reiterated his previously declared personal interest in this application.</p> <p>20:13 - Public Open Session began</p> <p>20:16 – District and County Councillor William Wallace arrived at the meeting.</p> <p>20:30 – Public Open Session ended</p> <p>Members noted the following points from members of the public.</p> <ul style="list-style-type: none"> • The application site was outside of the built environment of the village. 		

- The application did not represent infill as the site was an open field.
- Large houses of this size are not required in Charlton Horethorne. Smaller houses for young people were needed instead.
- The proposed access to the site would remove an important passing place for vehicles using Blackford Lane.
- If granted, there may be a precedent for more building on green fields nearby in the future, especially considering the application for the removal of the agricultural tie to Gunville Farm Bungalow.
- The houses would be too prominent in the landscape.

Members discussed the application at length, making the following points:

Tim Daniel noted that the applicant has offered a 10% commuted sum as a contribution to affordable housing in the Parish. The Clerk was instructed to find out how this 10% would be calculated.

Action Parish Clerk

Geoff McHugh said that community benefits such as the 10% offered made him uneasy because opinions on planning grounds shouldn't be buyable. Geoff also mentioned that SSDC was not able to demonstrate a five-year land supply, which he felt meant that any site could be considered suitable for development. Michael Hutchings confirmed that there was no automatic presumption that all planning applications would be approved. Geoff added that all planning applications should be taken on their own merits regardless of possible future planning applications on adjacent land.

William Wallace advised that the Parish Council should ask for a condition to ensure that the 10% contribution comes directly to Charlton Horethorne.

Trevor Gill reminded members that any objections to planning applications had to be based on material considerations. Trevor told members that he had spoken with the Planning Officer at length and that the material consideration that was most relevant to this application was whether or not the development was inside or outside of the village. The Planning Officer had stated that he was of the opinion that the site was outside of the main built form of the village and that there was a strong character difference between Violet Lane and the centre of the village. Also, the Planning Officer had stated that the site was on an open field and was not, therefore, infill. Trevor went on to say that he had spoken with David Norris (Development Manager, SSDC) who had confirmed that development boundaries no longer existed as they had been removed by the Government. This meant that a decision on whether a development was inside or outside of a village boundary had to be decided on a case-by-case basis.

Trevor added that the applicant had been asked to hold a public meeting to present this planning proposal but that this had not been arranged and said that he felt the development was not suitable for Charlton Horethorne at this time. Trevor felt that the houses were too large and that the development was not suitable in its current form.

In response to a question from Michael Hutchings, Trevor Gill said that the Community Land Trust would soon be looking for approximately one acre of land upon which to build 10 affordable housing units but that it was difficult to find such a piece of land that was not part of a field.

In response to a question from a member of the public, William Wallace said that SSDC does have adequate funding to contest appeals and added that, if the Parish Council's decision is contrary to the Planning Officer's decision, district councillors can ask for the application to be considered by the Area East Committee where the matter could be debated.

Ann Reeder said that she was disappointed that the applicant had not called a public meeting to consult residents on their plans for this site before a planning application was submitted. Ann noted that Blackford Road is used by motorists to access the A303 as well as being used by agricultural vehicles. Ann felt that occupiers of houses on the site if they were to be built would be reliant upon cars to access village facilities and the railway station in Sherborne. Ann also agreed that Charlton Horethorne did not need any more large houses but noted that the applicant had acknowledged that Charlton Horethorne needed more affordable homes. Ann asked that, if the application was brought before the Area East Committee, District Councillors would consider visiting the site to view for themselves that the site is an agricultural field and that only three properties are located beyond the site.

Geoff McHugh said that he thought the development did not represent infill and that, despite the feeling that Charlton Horethorne did not need any more large houses, these two new houses would sell, so it would be difficult to argue that they were not required. Geoff was concerned about the impact of rainwater run-off, additional traffic that would be generated and pedestrian safety and felt that traffic and pedestrian safety made the development unsuitable.

Tim Daniel said that there were inaccuracies in the planning statement, which referred to a pavement that was not there and said that it would take 26 minutes to cycle to Sherborne. Tim said that, in reality, it would take a lot longer to cycle to Sherborne and that the road was very dangerous. He felt that new residents would use their cars to travel to the village so there would be a major highways issue. Tim also felt that the proposed houses were not required in the village.

Trevor Gill proposed that the Parish Council should object to the application on the grounds that the development was not suitable for Charlton Horethorne at this time or in this form.

RESOLVED: It was proposed and agreed that the Parish Council recommended refusal of this application as the development was not suitable for Charlton Horethorne at this time or in this form.

Three votes for; One against. Geoff McHugh asked for it to be recorded that he objected to the application but was not happy with the wording of the above proposal.

17/03854/S73	Application to vary planning condition 2 (approved plans) of approval 15/02951/FUL to reorganise fenestration, increase headroom at first floor level and make internal alterations	Barn at Land OS 6540 Seven Wells Down Farm, Corton Denham, Sherborne. (Milborne Port Parish)
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Trevor Gill explained that this application was actually located in the Parish of Milborne Port but that it was very close to the boundary with Charlton Horethorne. Trevor summarised the application, which included an increase in the height of the building and its windows, and précised the comments of other consultees. Trevor suggested that members of the Area East Committee may wish to visit the site to understand fully the visual impact of the proposal.

Members noted comments from members of the public.

RESOLVED: It was proposed and agreed that the Parish Council wished to point out that the application site sat immediately on the Parish boundary between Charlton Horethorne and Milborne Port and that the proposed changes to height and glazing would make the building unacceptably intrusive.

Trevor Gill abstained from voting and asked for this to be recorded in the minutes.

- b. To report any relevant planning decisions made by SSDC: (TG)
 - i. 17/03069/FUL – Mr Edward Douglas, Wynfield, Cowpath Lane, Charlton Horethorne. DT9 4NR, Erection of 2 No. single storey extensions. Erection of detached garage and car port with office above. Construction of new vehicular access. – Granted with conditions

Noted. Trevor Gill reported that the conditions applied to this application were those requested by the Parish Council.

- c. To note that an informal hearing will take place on 17 October regarding planning application 17/00279/S73, application to remove condition 4 (agricultural occupancy) of planning approval 842232 dated 10th April 1985, Gunville Farm Bungalow, Harvest Lane, Charlton Horethorne. DT9 4PH and to agree any members to attend.

Noted. It was **agreed** that Michael Hutchings would attend on behalf of the Parish Council.

10. Items of Report / Future Business

There were no matters to report.

- 11. Public Open Session - to consider any matters raised by members of the public.

In response to a request from a member of the public, Tim Daniel agreed to review how the loss of

the layby in Violet Lane, as per planning application 17/03405/FUL, dealt with at item 9a above, would impact on the locations available for Community Speedwatch sessions

In response to a question from a member of the public, Tim Daniel confirmed that costs incurred by volunteers in relation to the refurbishment of the finger posts would be refunded as soon as possible as it was hoped that a grant would soon be received from SSDC.

12. Date of Next Meeting: 27 November 2017

Noted. Ann Reeder reminded those present that PCC Sue Mountstevens would be attending the next Parish Council meeting and encouraged everyone to attend.

The meeting ended at 21:28.



Zöe Godden
Parish Clerk

DRAFT