

CHARLTON HORETHORNE PARISH COUNCIL

Clerk: Ann Lee 3, Sparkford Road, Sparkford, Yeovil, BA22 7FA

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Minutes of Meeting of Charlton Horethorne Parish Council held on Monday 4 March 2024 at 19:30h

Present – Councillors (Cllrs)

Tim Archer (Chair), Pat Lynch Geoff McHugh, Roger Pipe, Roger Thornham

In attendance:

Cllr Nicola Clark, Ann Lee - Parish Clerk and 29 members of the public.

Public Open Session:

The Chair welcomed residents and proceeded to open the public session, acknowledging that the outcome of the Harvest Lane planning application was still not known. He explained that the application had not been included on the agenda for the Unitary Councils Planning meeting in January or February.

He invited members of the public to take the opportunity to speak for three minutes each on matters related to the parish. Matters raised by the public included: -

- Clarification was requested about whether a bungalow (1 Manor Close) was up for sale. Concern was expressed that the property was for elderly people to rent in the village. The property is owned by Abri. Cllr Clark agreed to contact the company to make enquires.
- Road closures in the village but verification was given that emergency vehicles will be permitted, and residents will still have access to their property.
- Road signage not visible. Cllr Archer agreed that Highways will be contacted to establish the specification of paint required so that volunteers within the PC can undertake the work.

24/20 The Parish Council Meeting commenced at 7.30 pm. The Chair welcomed everyone to the PC meeting.

24/21 To receive apologies for absence and to approve the reasons given (LGA 1972 s85(1) - Cllr Sarah Dyke MP

24/22 Declarations of interests Council members to declare any interests, including any Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33 (b-e). (NB this does not preclude any later declarations)

Cllrs Archer and Lynch declared an interest in the Harvest Lane application.

24/23 To approve the minutes of the previous meeting – 29^h of January 2024 (LGA 1972 sch 12, para 41(1)). The minutes were amended to state that "Cllr Pipe is taking action to write to all grant applicants". Minutes subsequently proposed by Cllr Archer and seconded by Cllr Lynch unanimously agreed. The Chair signed and dated to indicate that the minutes were an accurate record of the meeting.

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24/24 Matters to report from previous meeting

1. **Clerk** to write to School advising headteacher of successful grant application and seek account details for bank transfer. The Clerk confirmed that she had written to the Head at the primary school indicating that the PC had granted £400 towards the Maths Station and had requested the bank details to enable electronic transfer of the funds. She stated she was waiting to receive this information. **COMPLETE**
2. **Cllr Pipe** to write to write to SSCAT Bus, St Peters Church & St Pauls, Village Hall to ask them to reconsider their applications to fulfil the PC's grant policy criteria. **COMPLETE**
3. **Cllr Pipe** to establish the permitted level of funding levels permitted by the PC in accordance with the number of parishioners on the electoral register.
Cllr Archer reported that the PC had received an application form the Village Hall and that this would be considered in the financial section of the meeting. Cllr Pipe confirmed that he had not received any further revised applications following his letter encouraging applications that meet the PC grant policy.
Cllr Pipe confirmed that the PC can award a maximum of £10.81 per resident on the electoral role. **COMPLETE**

Cllr Archer proposed that the PC engage with parishioners at the Annual Parish Meeting in May to establish residents' views on the policy itself. Seconded by Cllr Thornham, unanimously carried. **ACTION Clerk to add the Grant Policy discussion to the agenda for the Annual Parish Meeting.**

4. **Cllr McHugh** to update progress on quotes for Village Green posts and chains. Cllrs were advised that the cost of the posts and chains would amount to c£3,500. This includes provision for 60 wooden posts and 150 metres of chain. Alternatively, the chain can be wire brushed and repainted. Cllrs emphasised that the original cost far exceeded this and the benefit of protecting the heritage of the green and surrounding area from vehicular access was important. Cllr McHugh suggested exploring 50% funding options including local sponsorship to "stump up a post".

24/25 To Receive Planning Applications for decision.

Application Number	Proposal	Applicant Details
23/02275/Hybrid	Update: Land between North Road and Harvest Lane, Charlton Horethorne. Hybrid mixed use planning application comprising: 1. Full application for 28 dwellings, 665 sqm of commercial space use Class E(g), public open space, allotments, drainage, landscape and ancillary works. 2. Outline planning permission with all matters reserved bar access for an additional 3 self/custom build dwellings. Location between North Road and	Oliver Hoskins Estates LTD

Chairman

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	Havens Lane, Charlton Horethorne Sherbourne, DT9 4NS	
<p>The applicant's agent has submitted revised site plans, a technical Note, a response to Highway comments, a revised travel plan, a construction management plan, and a drawing showing an additional passing bay to respond to the various highways related comments made. Comments must now be received by the 20 March 2024. An extension requested until April 30 was denied by David Kenyon.</p> <p>Cllrs Lynch and Archer left the chamber at 8.20pm and handed over to Cllr McHugh to chair this element of the meeting while discussion and voting took place.</p> <p>Concerns were expressed about the clarity of boundaries detailed on the plans by Highways. Cllrs concluded that the construction route was inappropriate and that there were no passing places to accommodate vehicles or the safety of horses, cyclists and most importantly pedestrians.</p> <p>Residents asked that the PC request a site visit. Cllr McHugh stated that there had been no substantial changes made in the new version and that this would not change the opinion expressed by the PC previously. It is the same number of houses generating the same amount to issues.</p> <p>Cllrs concluded that the PC's majority view is that there have been no substantive changes to the application such that the PC would change their opposition to the development. The original response can be summarized as follows:</p> <ul style="list-style-type: none">• Its impact on the social and environmental life of the community will be negative.• It is not sustainable.• It is not consistent with relevant community led plans.• It does not have the support of the local community.• The size of the development is not commensurate with the size of the existing settlement. <p>Furthermore, Cllrs stated that the amendments introduced are primarily focused on mitigating the impact of increased traffic volumes. Cllrs reemphasised that the PC believe the applicant has seriously underestimated the number of traffic movements to and from the site. The traffic survey was conducted in June 2019, and so likely out-of-date for the purposes of evidencing current traffic levels. There are over 100 car parking spaces provided for residents on the site, and as above, there are potentially another 46 car owners travelling to and from the commercial space. In addition, there will be visitor and deliveries to both parts of the site. It is almost certain that the majority of this increased traffic will use Harvest Lane in order to access the centre of the village and the B3145 (there is no public transport).</p> <p>Cllrs concluded it is difficult to overestimate the impact this will have on village life, making Harvest Lane itself unusable for pedestrians, horse riders and cyclists, and, as importantly, seriously compromising the centre of the village.</p> <p>Points (i), (ii), (iii) and (vi) of Policy TA5 are all relevant in this case. The South Somerset local plan (TA5) states that one of the key development requirements is "ensuring that the expected nature and volume of traffic and parked vehicles generated by the development would not have a detrimental impact on the character or amenity of the area and would not compromise the safety and/or function of the local and strategic road networks in terms of both the volumes and type of traffic generated". We believe this development would fail to meet this requirement."</p>		

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The applicant's response to these issues is a travel plan designed to provide for alternatives to car use, through encouraging use of public transport, cycling or by foot. This is to be encouraged by a mixture of incentives and appealing to peoples' concern for the environment. They are "soft" measures, with a Travel Co-ordinator employed to promote good behaviours, not best practice.

To describe these measures as insufficient is a generous interpretation. There is no public transport and, as such, accessing any amenity or essential service – supermarkets, hospital, doctors, schools – requires the use of a car. Soft measures can be easily ignored and are contradicted by the provision of at least two parking spaces for all houses. Moreover, given the road safety implications of the development (due to its size and setting), the idea of people walking and using bicycles is, in the view of Cllrs unrealistic.

Cllr McHugh proposed the PC contact Highways and ask for assurance that they have undertaken a highways analysis relating to construction traffic and development traffic generated by the development. This was seconded by Cllr Pipe and unanimously carried.

Cllr McHugh proposed that Cllr Pipe summarise the concerns expressed by residents and Cllrs at this meeting and submit a draft to Cllr McHugh and Cllr Thornham to agree prior to submitting the response to the Planning Department. Seconded by Cllr Thornham and unanimously carried.

Cllrs collectively agreed that the response should not detract from previous objections but add to concerns raised.

24/00295/HOU	Installation of ground mounted photovoltaic (PV) panel array Location: The Cedar House Water Lane Charlton Horethorne Milborne Port Somerset DT9 4PD Comments by 6 March 24	Mrs Sally James
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**Cllrs Lynch and Archer returned to the Chamber at 8.41pm.
Cllrs Archer proposed to support the application, seconded by Cllr McHugh, unanimously carried.**

24/26 To note planning decisions made by the Unitary Authority

Cllr Lynch noted the following progress with planning applications: -

Application Number	Proposal	Applicant Details
20/03404/OUT Approved with conditions	Land at Cider house Farm, Sigwells, Sherbourne Dorset, DT9 4LN Outline application some matters reserved for demolition of existing agricultural buildings and erection of 5no.C3 dwelling houses	Mr and Mrs V Norman
23/02502/FUL Awaiting Decision	Land At Ciderhouse, Farm Sigwells Sherborne Dorset DT9 4LN Proposed change of use and conversion of an agricultural building (originally built as an airfield fire station) for use as a single private dwelling, with associated curtilage and the erection of a garage	

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23/02782/FUL Approved with conditions.	Land at Half Acre Lane, Charlton Horethorne Sherborne, DT9 4NT. Erection of agricultural building, lambing polytunnel and formation of access track using existing access.	Mrs Catherine Matthews
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(Note that 14 members of the public left the meeting once planning discussions and decisions were concluded).

24/27 Finance – To approve the cashbook and bank reconciliation to 28 February 2023.

The Clerk reported that the balance in Business Current Account was £11,056.76 with the rest of the balance in Business Reserve Account amounting to £3,549.91

The total available funds £14,606.67

Cllrs Thornham and Pipe scrutinised the bank statements and signed them as correctly articulated by the Clerk.

24/28 Finance – To report payments made since the last meeting.

The Clerk reported that the following payments had been paid since the last meeting.

Payee	Particulars	Amount
STAFF	SALARY and travel February	£294.34
HMRC	PAYE	£70.00
SOMERSET COUNCIL	LATE PAYMENT 21.3.23	£669.48
RESIDENT PAYMENT	FIREWORKS	£200.00
CH PCC	GRANT 2023	£500
TOTAL		£1,733.82

24/29 Finance – To approve the payment schedule for March 2024

The Clerk outlined payments due for payment. Cllrs Pipe and Thornham scrutinised the receipts.

Cllr Archer proposed these payments and Cllr Lynch seconded the payments.

Payee	Particulars	Amount
STAFF	SALARY and travel	£243.94
HMRC	PAYE	£57.40
CH PRIMARY SCHOOL	MATHS PROJECT GRANT	£400.00
GLENN A WHILE	VERGE, GRASS SERVICES	£221.00
TOTAL		£922.34

24/30 To receive progress on new PC bank account with Lloyds. Ongoing slow progress continues.

24/31 To approve maintenance of village greens by Glenn While (Every two weeks between March to October) Cllrs concluded this is still better value than the Ranger can offer.

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Cllr Acher proposed that the PC continue to contract Glenn While to cut the grass every 2 weeks during March – October. This was seconded by Cllr Pipe and unanimously carried.

24/32 To consider continuation of the SID.

Cllr Archer proposed for the continued use of the SID, seconded by Cllr McHugh and unanimously carried.

24/33 To approve grant application for £500 for the Village Hall.

Cllrs discussed the grant application to repair a boundary wall that is currently a health and safety issue and is unsightly. By undertaking this work, they will be able to secure a gate to the corner of the village hall entrance giving a degree of security. The work will amount to £2,600. They have secured 50% funding from the neighbouring resident. The total cost to the Village Hall will be £1,310. **Proposed by Cllr McHugh, seconded by Cllr Archer, unanimously carried.**

To review the Standing Orders of 2018. Cllrs agreed to include this on the agenda for the next meeting.

24/35 To receive Councillor report's: Cllr Clark

Cllr Clark stated that there was little to report since her report last month. She was pleased to confirm that the 58 Bus has been saved for a further year. She encouraged residents to continue to use it.

Cllr Clerk verified that as soon as she learns when the Unitary Authority propose to hold a planning meeting, she will advise Cllrs and the Clerk if there are any applications on their agenda relating to this Parish.

Cllr Clerk also asked if Cllrs had been notified by Highway about devolution detail matters.

Cllr Archer thanked Cllr Clerk for her attendance.

24/36 To receive Police Report from Mya Greenfield: None received.

24/37 Update from the LCN

Cllr Archer agreed to publish the minutes of the meeting when he receives them. He explained that consultation on the number of recycling centres across the county is in progress. The proposal relates to cost cutting by reducing the number of centres from 5 to 3. It is hoped that Yeovil will not be affected, and residents may be able to use the centre in Sherborne but were reminded to check if this is permitted before making a journey.

Cllr Archer also agreed to publish the letter received from Somerset Council inviting PCs to take responsibility for a wide range of their current responsibilities including for example pothole repairs. All local PCs have raised reservations about this due to cost, expertise, and risk of liability.

Cllr Archer also indicated that the PC will be pressurised to have a Gov.Uk domain for cyber security purposes. This will be focused on the Clerks email domain. He is waiting for further information. There will be cost implications.

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Cllr Archer advised Cllrs that the Parish Magazine is at considerable risk. He reported that Sue Gudgeon generously encourages anyone wanting to publicise events to contact her and she will put this on the Village Hall website. There has also been a suggestion to have a parish newsletter facilitated by a volunteer. Cllr Archer suggested that these suggestions can be included for discussion at the Annual Parish meeting.

25/38 Update on local Bus campaign: The 58 Bus will continue to operate for a further year.

26/39 Items for the next agenda

Insurance cover renewal; Review of standing Orders; Review of the Grants Policy; Website domain, email and cyber security

24/40 Date of next meeting –

24/41 Proposed date of the Annual Parish Meeting Saturday 27 April starting at 6 pm tbc.

Proposed date of the Annual Parish Council Meeting 14 May 7.00pm

The meeting closed at 21.10.

Ann Lee Parish Clerk 17 March 2023

Chairman

Date