

Pitcombe Parish Council

Minutes of the meeting of the Parish Council held in Hadspen Village Hall on Tuesday 12th July 2016 at 7.30pm

Present: J. Knight (Chairman), C. Brook, L. Comer, C. Donald, R. Waller and A. Wells.

In attendance: County Councillor Groskop and District Councillor Beech.

Clerk: Zöe Godden

The meeting started at 19:30.

Public question time: One member of the public was present but had no comments at this stage in the meeting.

1. Apologies for Absence: Councillor Currie.

2. Declarations of Interests: Councillor Comer declared a disclosable pecuniary interest in item 6 ii), planning applications 16/02676/FUL & 16/02677/LBC, due to the possible supply of natural stone to the development, and agreed to leave the room for the duration of that item and have no part in any discussions or voting.

3. Minutes: The minutes of the meeting of the Parish Council held on 14th June 2016 were agreed as a correct record and signed by the Chairman.

4. Reports:

Councillor Groskop reported that Somerset County Council had signed an agreement with Devon County Council to work together to provide jobs and housing. More news would follow.

No change to priorities had been received from PCSO Russell.

5. Matters Arising for report:

Highways and Drains: Councillor Knight reported that the grips recently installed at the bank at Cole Farm had been very successful. Recently exposed gullies had been seen not to drain, so Councillor Knight had taken photographs and sent them to Chris Cooper at Streetscene, SSDC and John Nicholson.

Provision of defibrillator(s): In Councillor Currie's absence, Councillor Knight reported that Councillor Currie wanted to start applying for funding to purchase defibrillators. It was **agreed** that Councillors Currie and Wells should work with representatives from the Village Hall and the Church and report back to the next meeting.
(Action Councillors Currie and Wells)

6. Review of Planning Applications.

i) Outcomes of applications considered at previous meetings: None received at time of agenda dispatch.

16/02197/FUL – Erection of a replacement dwelling at Nettlecombe Barn, Hadspen, Castle Cary. BA7 7LW.
Granted with conditions.

Councillor Knight noted that one of the conditions attached to this application was the retention of the existing wall to the southern elevation should be retained and not demolished as shown in the plans. Roof lights would also be fixed closed.

ii) To note that application 16/00381/S73, Grove Farm Quarry, Lime Kiln Lane, will be considered at the Area East Committee on 13th July.

Noted.

ii) New Planning Applications:

15/04009/FUL – Erection of a cattle storage barn (Retrospective), Pitcombe Farm, Pitcombe Hill, Pitcombe. BA10 0PF.

In accordance with Standing Orders the Chairman adjourned the meeting to allow members of the public present to address the meeting on the application.

Members heard the concerns of the member of the public in attendance, who described how diesel and manure contamination affects his property.

Following these comments the meeting resumed.

The issue of contamination from Pitcombe Farm was discussed and it was noted that the Environment Agency was working with the farmer to mitigate the problem via the use of barriers in the stream to soak up any diesel spillages, although this was not considered to be a suitable long-term solution.

Members agreed that the barn was located less than 20 meters from the stream, contrary to the information in the application and that had this application not been retrospective, they would have recommended refusal.

RESOLVED: It was proposed and agreed to recommend refusal of this application due to the proximity of the barn to the stream and the history of contamination coming from the farm. If permission is granted, adequate bunding must be installed and all waste removed from the site appropriately to avoid contamination of the local environment, including the stream, which is less than 20 meters from the barn, contrary to information given in the application.

(Action Parish Clerk)

16/01727/FUL – Formation of a hardstanding and Parking area off Mill Lane, Ivy Cottage, Mill Lane, Pitcombe. BA10 0PQ

RESOLVED: It was proposed and agreed that the Council has no objections to this applications.

(Action Parish Clerk)

16/02789/LBC – Proposed works to garage: Addition of timber clad walls and sets of double doors to create dry storage. Erection of a glass and painted utility hardwood greenhouse on the south-west façade. Addition of a door and steps to the south-east façade, Honeywick, Honeywick Road, Castle Cary. BA7 7LP

RESOLVED: It was proposed and agreed to support this application.

(Action Parish Clerk)

16/02676/FUL & 16/02677/LBC – Change of use of Hadspen House, Laundry House, Clock House and Barton buildings to hotel with restaurant and spa facilities; associated extensions and alterations, Hadspen House, Hadspen, Castle Cary. BA7 7NG

Councillor Comer left the meeting.

Councillor Knight noted that members had attended a presentation evening at Hadspen House to hear the developer's plans. Members had no objections to the application in principle, but were concerned that the Transport Statement did not adequately account for the number of accidents on nearby roads, especially at Grove Cross. It was felt that the inevitable increase in traffic as a result of this application being granted would potentially cause more danger on surrounding roads.

RESOLVED: It was proposed and agreed to support the application but the Council wished to continue to stress the impact of increased traffic as a result of this application, especially on the Grove Cross interchange. The Council strongly challenges the assertion in the Transport Statement at point 6.2.1 that there are no accident blackspots in the area and points out that Grove Cross itself is a blackspot for accidents. The Transport Statement records three fatalities on the roads in the area. The Parish Council is of the opinion that Grove Cross should be made safe via the installation of a roundabout as part of this application.

(Action Parish Clerk)

Councillor Comer returned to the meeting.

- ii) Temporary Road Closures – A371, Bratton Seymour to Cary Hill for 10 days from 4th July for resurfacing work. Councillor Comer reported that some diversion signage for this road closure was in the wrong position and that signs were not repeated frequently enough to guide motorists adequately. There were no signs from Shepton Mallet until just before Castle Cary. Also, signs should have been moved 50 yards down the road to enable motorists to take the route to Galhampton rather than having to pass the Hadspen Quarry area. The Clerk was instructed to email John Nicholson at County Highways to register these concerns.

(Action Parish Clerk)

- iii) Path Diversions - **None.**

7. Reports from Portfolio holders:

Councillor Knight reported that there was a large amount of fly tipped items half way down Hurn Lane, including white goods, which he had reported to Streetscene.

8. Finance.

i) To approve payment of:

- a) Clerk's remuneration and expenses for June 2016 - £191.19.
- b) Payman annual fee - £75.60

RESOLVED: It was proposed and agreed to approve the two payments above.

c) To approve the cash book and bank reconciliation to 30 June 2016.

The Clerk explained that she had computerised the cashbook and produced a bank reconciliation sheet, which was checked and approved by John Knight and **agreed** by the Council.

9. Correspondence/Publications received for report – none.

10. Any Other Business:

- Councillor Donald reported that the amount of traffic using the Hadspen to Cole road had increased and there had been many instances of traffic travelling too fast. Councillor Groskop advised that the Parish Council could request a speed check to be carried out by County Highways or request a Speed Indicator Device to be installed. Councillor Groskop further advised that the Parish Council could contact the local school to request that parents are asked not to use this road as a short cut. Councillor Knight said he would ask Councillor Currie to look into this.
(Action Councillor Currie)
- Councillor Waller asked if the traffic calming bumps on the A359 had had any impact on traffic speeds. Councillor Groskop reported that speeds had been reduced by 50% and that the zebra crossing bumps had been measured any may be reduced in height.
- Councillor Knight reported that he had been approached by an agent who is proposing to develop an eco-house in Mill Lane, although no formal planning application had been submitted. Councillor Knight had written a letter to send to residents giving them details of the proposed application. It was **agreed** that Councillor Knight should send the letter.
(Action Chairman)
- Councillor Brook informed members that she was not able attend the next meeting.

11. Date of next Parish Council meetings: 9th August at 7.30pm.

The meeting ended at 20:30.

Signed

Date