

Pitcombe Parish Council

Approved minutes of the meeting of the Parish Council held in Hadspen Village Hall on Tuesday 13th September 2016 at 7.30pm

Present: L. Comer (Chair), R. Currie, C. Donald, R. Waller and A. Wells.

In attendance: County Councillor Groskop, District Councillor Beech and PCSO Tim Russell.

Clerk: Zöe Godden

There were no members of the public present at the start of the meeting.

The meeting started at 19:30.

1. Apologies for Absence: Councillors Brook and Knight.

2. Declarations of Interest: Councillor Comer declared a Disclosable Pecuniary Interest in item 6. ii) a) and agreed to leave the room while this item was discussed and not to take part in voting. It was **agreed** that Councillor Currie would act as Chair during this item.

Councillor Currie declared a personal interest in item 6. ii) b) as a neighbour to the property in question.

3. Minutes: The minutes of the meetings of the Parish Council held on 9th and 23rd August 2016 were agreed as a correct record and signed by the Chair.

4. Reports:

i) County Councillor.

Councillor Groskop reported that the Small Improvement Scheme at Cole Road in Bruton was due to be completed this month.

ii) District Councillor.

Councillor Beech reported that Local Plan policy SS2 was to change, putting the onus on Parish Councils to object to planning applications on the grounds of demonstrable harm, for example to residential amenity, road safety etc.

iii) PCSO.

PCSO Russell informed members that 33 crimes had been reported in Area North, which included domestic violence reports. One of these was a dwelling burglary in Pitcombe. There had also been a spate of livestock thefts and instances of people offering services on the doorstep in Templecombe and Martock. PCSO Russell went on to emphasise the importance of locking sheds and outbuildings to prevent thefts.

19:39 – PCSO Russell left the meeting.

5. Matter Arising for report:

i) Highways and Drains – Update.

Councillor Currie reported that a water main cover had lifted outside Sexey's School. He had reported this and Wessex Water attended within 35 minutes.

ii) To hear an update on the defibrillator project. (RC)

There was no new information to report.

6. Review of Planning Applications:

i) Outcomes of applications considered at previous meetings:

a) **16/02738/FUL** – Laurel Cottage, Mill Lane, Pitcombe. BA10 0PQ. Amendment to car parking provision as approved in planning permission 15/03191/FUL creating a pull-in parking space off Mill Lane. **Granted with conditions.**

b) **16/02789/LBC** – Honeywick, Honeywick Road, Honeywick, Castle Cary. BA7 7LP. Proposed work 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 on the south-east façade. **Granted with conditions.**

c) **16/02857/FUL** – Land OS 7878 Opposite Hadspen House, Hadspen, Castle Cary. New gated vehicle access to field from A371 and closure of existing gated access. **Granted with conditions.**

Noted.

ii) New Planning Applications:

- a) **16/02676/FUL** – Change of use of Hadspen House, Laundry Room, Clock House and Barton buildings to hotel with restaurant and spa facilities; associated extensions and alterations (**AMENDED PLANS**). Hadspen House, Hadspen, Castle Cary. BA7 7NG.

19:41 – Councillor Comer left the meeting and Councillor Currie acted as Chair for the duration of this item.

Councillors discussed the amended plans and agreed that the changes were minor.

RESOLVED: It was proposed and agreed to support this application.
(Action Parish Clerk)

19:43 – Councillor Comer returned to Chair the remainder of the meeting.

- b) **16/03426/FUL** – Outline application for the erection of a single storey dwelling and formation of access. Sundown, Sunny Hill, Bruton. BA10 0NX.

Councillors noted the high number of objections from parishioners shown on the SSDC website and agreed that these views should be represented by the Parish Council.

RESOLVED: It was proposed and agreed that the Parish Council objects to this application on the grounds that it will cause demonstrable harm to road safety as the visibility splay is not adequate and there is not adequate space on the site to allow vehicles to enter and leave facing forwards. Demonstrable harm would also be caused to residential amenity as, due to the ground level of the site, the adjoining property in Mill Lane would be overlooked, resulting in the loss of privacy and light. Councillors also noted that the site was very small and the new dwelling would cause overdevelopment of the site. This development was not felt to represent sustainability as the new occupiers of this dwelling would be reliant on a car for access to all amenities. This point is supported by the Pitcombe Parish Plan, which states that there is no requirement for additional housing in the Parish. In addition, Councillors felt that Mill Lane would have to be closed in order for construction and delivery vehicles to gain access to the site and asked for this matter to be looked into. Because the site is very small, building materials and plant could not be stored at the site, which would lead to a high number of vehicle movements during construction.
(Action Parish Clerk)

- c) **16/03655/FUL** – Proposed underpass for private vehicle/pedestrian/livestock movement and realignment of section of A371. A371 North of Shatwell Lane junction, Bratton Seymour, Wincanton.

Councillors discussed the advantages of this development. It was confirmed that the A371 would not have to be closed for the work to take place.

RESOLVED: It was proposed and agreed that the Parish Council has no objections to this application.
(Action Parish Clerk)

- iii) Temporary Road Closures – Notification had been received from Wessex Water, confirming the previously reported road closure at Mill Lane from 14m east of junction with Pitcombe Rock, westwards for a distance of 250 metres, for 6 weeks days from 28th November for water main replacement.

iv) Path Diversions - **None**.

7. Reports from Portfolio holders not covered elsewhere on the agenda.

There were no additional reports.

8. Finance.

i) Payments:

- a) Clerk's remuneration and expenses for August 2016 - £289.44
b) HM Revenue and Customs – Income Tax August 2016 - £6.20

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

- c) To approve the cash book and bank reconciliation to 31 August 2016.

RESOLVED: It was proposed and agreed to approve the cash book and bank reconciliation as presented.

- d) To review the Budget vs Spend sheet to date.

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

- e) To note receipt of the Annual Return 2015/16 from the external auditor.

Noted.

9. Correspondence/Publications received for report.

- a) NALC - to agree a member(s) to make comments on a Community Led Housing Survey.

The Clerk was instructed to make a nil return.

(Action Parish Clerk)

- b) SCC – to note receipt of the public summary of the Joint Strategic Needs Assessment 2016.

Noted.

- c) SSDC – statement condemning hate crime; to note receipt and consider issuing a similar statement.

Noted.

- d) SALC - AGM 2016 17th September; to agree members to attend, if any.

Nobody was able to attend.

- e) CPRE - report on SSDC's Local Plan Policy SS2; to note receipt and agree any further action to be taken.

Noted.

- f) District Councillor Mike Beech – To note that the telephone box in Hadspen has been identified as low usage and to decide any further action to be taken.

District Councillor Beech reported that the public telephone in Pitcombe was going to be removed by BT due to low usage. The telephone box was available for the Parish Council to purchase for £1. As part of any purchase agreement, BT will leave power to the box in place to provide lighting and will pay the electricity bill for this.

RESOLVED: It was proposed and agreed that the Parish Council would purchase the telephone box. Councillor Donald volunteered to contact BT to find out more information. It was further agreed that public consultation on possible uses for the telephone box should be discussed at a future meeting.

(Action Councillor Donald)

10. Any Other Business:

Please note this item can only be used for statements of information and requests for items to be included on the agenda at the next meeting.

The Clerk reported that the Parish Council's staging date for mandatory pension auto-enrolment is approaching (1st October 2016). The Council's payroll provider, payman, is handling all necessary administration and the Clerk will report back to the Council in due course to report compliance with The Pension Regulator's requirements.

11. Date of the next Parish Council meeting: 11th October at 7.30pm

The meeting ended at 20:10.

Signed

Date