**Minutes of a meeting of Pitcombe Parish Council held on Tuesday 11th September 2018**

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

**Also present:** PCSO Tim Russell

**Clerk:** Zöe Godden

There were 25 members of the public present (plus one child) at the start of the meeting.

The Chair explained that he would allow a public open session before the meeting for any public comments not related to planning applications. In addition, public open sessions would be allowed before each planning application to give members of the public a chance to speak.

No members of the public wished to speak at this stage.

1. **Apologies:**  Councillor Brook
2. **Declarations of Interest:** There were no declarations of interest.
3. **Minutes:** The minutes of the Parish Council meetings held on 12th June and 10th July 2018 were agreed as a correct record and signed by the Chair.
4. **To elect a Vice-Chair to the Parish Council:** Councillor Comer was nominated and seconded. No other member of the council was nominated.

**RESOLVED: It was proposed and unanimously agreed that Councillor Comer be elected as Vice-Chair.**

1. **Report from the Friends of Castle Cary Library:** Chris Fowler informed members that Somerset County Council (SCC) was consulting on the future of the library service. The outcome of this consultation was due on 17th October and it was likely that library funding would be severely curtailed. The Friends of Castle Cary Library group was working with surrounding parishes to establish how to maintain library services if funding was cut by SCC. A Community Library would be established to take over the lease and running of the library, which would be staffed with a combination of volunteers and professional library assistants. It was noted that the use of professional staff would be more costly than running the library solely with volunteers and any decisions in this respect would be made once the actual level of future funding had been confirmed by SCC. Chris said that his reason for addressing the Parish Council was to raise awareness, to ask if the Council would consider writing a letter of support and to ask if the Council could use its networks to promote the work of the Friends of Castle Cary Library group.

**(Action Parish Clerk)**

**19:38 –** Chris Fowler left the meeting

1. **To receive reports from**
2. **County Councillor Anna Groskop** was not present.
3. **District Councillor Mike Beech** was not present.
4. **PCSO Tim Russell** summarised the crime statistics for August from Wincanton North. PCSO Russell’s report is attached to these minutes. In addition, PCSO Russell informed members that there had been a number of thefts from motor vehicles parked in quiet places such as Alfred’s Tower and other locations used by walkers. Payment cards had been stolen and used in Castle Cary and Bruton. PCSO Russell advised that no valuables should be left in parked vehicles.

**19:40** - PCSO Russell left the meeting

1. **Matter Arising for report:**
2. Highways and Drains: There were no matters to report.
3. **To review Planning Applications, Road Closures, Foot Path Diversions.**
4. Outcomes of applications considered at previous meetings:
5. **18/02347/FUL & 18/02346/LBC** - The carrying out of alterations to convert loft including alterations to roof and 3 new windows. Gants Mill Cottage, Gants Mill Lane, Bruton. BA10 0DB – **Withdrawn.**
6. **18/00929/FUL & 18/00930/LBC** -The carrying out of various alterations, extensions to outbuildings and change of use of Shatwell House into hotel to provide 17 No. units of accommodation (Use Class C1) and change of use of associated adjacent buildings into visitor accommodation to include new 'pool barn' to provide ancillary leisure facilities for guests, new 'Granary' building and associated landscape works including new landscaped car park and new private access track linking to Hadspen House (Revised Application). Shatwell House, Shatwell Lane, Yarlington. BA9 8DL – **Granted with conditions.**

**Noted.**

1. New Planning Applications:
2. **18/02171/FUL** - Erection of Milking Parlour building and construct associated cow paths and tracks. Land East of Ridge Lane, Hadspen, Castle Cary

The Chairman noted that the site of this application was west of Ridge Lane, not north as stated on the planning application documentation. The Chairman went on to say that this application would be considered together with 18021872/FUL because they were closely related.

**19:42** – The Chairman allowed a public open session.

Members heard comments from members of the public and the applicant. The applicant responded to questions from the public and members.

**20:13**- The Chairman brought the public open session to a close.

Members noted the concerns raised by members of the public and the applicant’s responses to these.

**RESOLVED: It was proposed and unanimously agreed that the Parish Council supported this application but requested that conditions are included to prevent any traffic associated with the farm business from travelling up Nettlecombe Hill and to require the applicant to remedy any damage to Green Lane caused as a result of this development.**

**(Action Parish Clerk)**

1. **18/02172/FUL** – Erection of a Fodder Store. Land East of Ridge Lane, Hadspen, Castle Cary.

**RESOLVED: It was proposed and unanimously agreed that the Parish Council supported this application but requested that conditions are included to prevent any traffic associated with the farm business from travelling up Nettlecombe Hill and to require the applicant to remedy any damage to Green Lane caused as a result of this development.**

**(Action Parish Clerk)**

1. **18/01820/OUT** - Outline application for the erection of a dwelling with all matters reserved. The Railway Embankment, Land South of Pitt House, Mill Lane, Strutters Hill, Pitcombe

**20:23 –** The Chairman allowed a public open session.

Members heard comments from members of the public and the applicant.

**20:36 –** The Chairman brought the public open session to a close.

Members noted the comments from the public and the applicant.

**20:37 –** One member of the public left the meeting.

Members discussed the application and expressed concerns over the access onto the A359 and several policy matters.

**RESOLVED: It was proposed and agreed that the Parish Council recommends refusal of this application because it is contrary to the national, local and parish polices and plans, as follows:**

* **NPPF paragraph 79 - Planning policies and decisions should avoid the development of isolated homes in the countryside**
* **SSDC Local Plan policy SD1 – This application does not represent sustainable development**
* **SSDC Local Plan policy SS1 - Rural Settlements (of which Pitcombe is one) will be considered as part of the countryside to which national countryside protection policies apply**
* **SSDC Local Plan policy SS2 – This application does not provide employment opportunities, create or enhance community facilities and services or meet an identified housing need; the proposal is not consistent with the Pitcombe Parish Plan and does not have the support of the community**
* **SSDC Local Plan policy EQ4 – It is well known locally that owls, glow worms, nightingales and other protected species can be found on the site.**
* **SSDC Local Plan policy TA5 - The Parish Council is concerned that the access onto the busy A359 that has been constructed is not safe and is contrary to Local Plan policy TA5, which states that “There is a presumption against direct access from the strategic road network.” In addition, the Parish Council is deeply concerned that, although the application states that permission for the access has been obtained, there is no evidence to demonstrate this and ownership of the land over which the access has been built, which falls outside of the land owned by the applicant, has not been established. A second access point at the other end of the site is also a cause of concern for the Parish Council.**
* **Pitcombe Parish Plan pages 10 and 11 – The Parish Plan clearly concludes that there is no identified need for any additional housing in the Parish.**

**(Action Parish Clerk)**

1. Other planning matters – No other planning matters were raised.
2. Temporary Road Closures – Prestleigh Road (B3081) from 145m north-east of junction with Maesdown Road, north-westwards for a distance of 1080 metres from 3rd September for 19 days (08:00 – 17:00).

**Noted.**

1. Path Diversions - None.
2. **Reports from Portfolio holders not covered elsewhere on the agenda:** Councillor Donald reported that asbestos that had been fly-tipped at the top of Nettlecombe Hill had been cleared by SSDC’s Streetscene department.
3. **Finance.**
4. To review the Budget vs Spend sheet.

**Noted.**

1. To approve the cash book and bank reconciliation for July 2018.

The cashbook and bank reconciliation were checked by Councillor Waller.

**RESOLVED: It was proposed and agreed to approve the cashbook and bank reconciliation as presented.**

1. To approve payments of:

|  |  |  |
| --- | --- | --- |
| Zöe Godden | Salary and expenses August 2018 | £198.85 |
| HMRC | Income Tax August 2018 | £ 42.80 |

**RESOLVED: It was proposed and agreed to approve the payments as presented and that Councillors Comer and Knight would sign the cheques.**

1. To consider a draft budget for 2019-20.

Councillor Knight agreed to speak with the editors of Pitcombe News to obtain an up to date figure for this budget line.

**(Action Cllr Knight)**

Members **agreed** that the maintenance fund should be set at £500 to include the cost of future maintenance of the telephone box and that this should form part of the precept request rather than being taken from reserves. The Clerk was instructed to amend the draft budget accordingly and forward a new draft budget to members.

**(Action Parish Clerk)**

1. **Council Matters:**
2. To note that the Parish Council’s insurers have increased the Street Furniture sum insured by £2700 to reflect the replacement value of the red telephone box and to approve the amended asset register accordingly.

**Noted.** Members **agreed** to approve the asset register as presented.

1. To note that repair and maintenance work has been carried out to the red telephone box by volunteers and agree any further action to be taken.

The Chairman reported that a group of local residents had volunteered to carry out maintenance work to the telephone box. They had righted the lean and done some painting and maintenance. Receipts for costs incurred had been submitted and the Clerk was instructed to add these to the next agenda so residents could be refunded.

**(Action Parish Clerk)**

Some of the costs had been covered by donations from residents. Some additional materials were required to finish the work. The cost of these materials would be submitted to the Clerk for inclusion on the next agenda for refund. Councillor Comer agreed to supply the bricks that were required.

**(Action Cllr Comer)**

1. To approve the 2019 meeting dates.

**RESOLVED: It was proposed and agreed to approve the meeting dates as presented.**

1. **Correspondence/Publications received for report.**
2. SCC – Email requesting volunteers to restore finger posts; to agree any action to be taken.

Councillors Comer, Currie and Donald said they would be interested in taking part in this project. The Clerk was instructed to follow up with SCC accordingly.

**(Action Parish Clerk)**

 Members agreed to begin locating the finger posts in the Parish.

**(Action all members)**

1. Castle Cary Town Council – Invitation to attend a meeting on 20th September regarding new ways of working at SSDC; to agree any members to attend.

It was agreed that the Clerk would attend this meeting.

**(Action Parish Clerk)**

1. SALC – Notification of Councillors Essentials training at Horton Village Hall on 11th October; to agree any members to attend.

Members did not wish to attend this event.

1. **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 Chairman noted that Parish Council elections would take place in May 2019 and that he and Councillors Brook and Comer would not be standing for re-election. Members **agreed** to seek other residents who might like to stand.

**(Action all members)**

The Chairman said he would add an article to Pitcombe News to inform residents of the election and ask anyone interested in standing to contact him or the Clerk.

**(Action Cllr Knight)**

1. **Date of the next Parish Council meeting: 9th October 2018 at 7.30pm**

The Chairman noted that an additional meeting would take place on Thursday 20th September to deal with two planning applications and the refund to residents for materials used in maintaining the telephone box.

**The meeting ended at 21:18.**

Signed Date