

Pitcombe Parish Council

Minutes of a Pitcombe Parish Council Meeting held on Tuesday 11th February 2020.

Present: Councillors R. Waller, L. Donahue and M. Groom.

Also present: District Councillor Robin Bastable

Locum Clerk: Zöe Godden

17 members of the public were present.

The Chair explained that he would allow a public open session before the start of the meeting so any member of the public who had come to speak about anything not related to planning applications could do so at this point. Further public open sessions would be allowed before each planning application was considered by the Council. No member of the public wished to speak before the meeting started.

The meeting opened at 19:34.

1. **Apologies:** Councillors R. Currie, C. Donald and A. Wells, PCSO Tim Russell and County Councillor Anna Groskop.
2. **Declarations of Interest:** There were no declarations of interest.
3. **To approve the minutes of the Parish Council meetings held on 14th and 28th January 2020.**

RESOLVED: It was proposed and unanimously agreed to approve both sets of minutes as presented.

4. **To receive reports from**
 - i **County Councillor Anna Groskop** had sent apologies.
 - ii **District Councillor Roger Bastable** reported that South Somerset District Council was working on balancing its budget. There had been some talk about the formation of a unitary authority but no course of action had been agreed.
 - iii **PCSO Tim Russell** had sent his apologies and provided a report that is attached to these minutes.
5. **To review Planning Applications, Road Closures, Foot Path Diversions.**
 - i Outcomes of applications considered at previous meetings:
 - a) 19/02228/COL - Certificate of lawfulness for the existing and continuous occupation of the dwelling for a period in excess of 10 years in breach of condition 01 (agricultural tie) of the planning permission SE/1853 (No. 8558) at 4 Grove Mead Castle Cary BA7 7NH - **Application Permitted.**

Noted.

- ii New Planning Applications:
 - a) **19/03474/OUT** - Outline application with some matters reserved except access, layout and scale for the erection of 8 No. dwellings with associated car parking at Pitcombe Farm Pitcombe Hill Pitcombe Bruton BA10 0PF

19:37 – The Chair allowed a public open session.

19:38 – 2 members of the public arrived at the meeting.

Members of the public raised several objections to this planning application relating to road safety (including pedestrian safety in terms of lack of pavements and street lighting), the capacity of surrounding roads to cope with additional traffic movements, the perceived increase in flood risk, lack of sustainability in terms of the distances to amenities and facilities, contravention of various policies in the SSDC Local Plan and the settlement hierarchy, lack of any identified local housing need, lack of any identified need for affordable housing, lack of community consultation, perceived negative impacts on visual amenity and habitats for protected species, the impact of additional traffic movements on the structure of a nearby bridge, the density/number of the dwellings proposed, the possible continued use of adjacent lanes by farm vehicles, the fact that the site is adjacent to a conservation area and the lack of parking already available in Pitcombe.

District Councillor Robin Bastable noted that SSDC was not currently able to demonstrate a five year housing land supply and questioned the need for affordable homes in the Parish.

One member of the public noted that the applicant had received complaints about the impact of the working farm currently on the site and said that, in order to reduce this impact, the applicant was proposing to develop the site for housing, meaning that farming activities would take place some distance from current dwellings, thus mitigating the impact of the farming activities on residents.

20:08 – The Chair brought the public open session to a close.

Councillors noted the comments made by members of the public and were in agreement that the increased risk of flooding was an issue. It was felt that the flood risk assessment may not be accurate, based on published reports that demonstrated that the site flooded between once and twice every ten years. It was felt that, as a result, any dwellings built on the site would possibly become uninsurable over time. Councillors agreed that the access to the site was not adequate and concurred with members of the public in terms of the danger to pedestrians caused by the lack of street lighting and pavements and the negative impact on the highway network of increased vehicle movements.

It was further noted that there were some comments on the SSDC website in favour of the application. In addition, it was felt that the assertion in the Design, Access and Planning statement that Pitcombe was a contiguous extension of Bruton was false and that the Parish of Pitcombe was in fact a rural settlement, as specified in SSDC's Local Plan Settlement Hierarchy.

There followed some discussion about the pros and cons of the proposal.

RESOLVED: It was proposed and unanimously agreed that the Council recommended refusal of this application on the following grounds: that the proposal was not commensurate with the scale of the existing settlement; that the weight of public opinion was in opposition to the proposal; that the risk of flooding would increase on the site; that the flood risk specified in the proposal should be re-examined for accuracy; that the increase in traffic movements would cause a significant negative impact on the surrounding highway network in terms of the density of traffic and road safety; that the site was not sustainable in terms of its distance from amenities and the lack of pavements and street lighting, which would result in a danger to pedestrians; that the nearby bridge would not be robust enough to cope with the increase in traffic movements. It was further agreed that the Council wished this application to be brought before the Area East committee rather than being decided by planning officers.

20:25 - 14 members of the public left the meeting.

- b) **20/00029/LBC** - The carrying out of internal attentions to first floor and the erection of 2No. new windows to first floor rear and side (west) elevations at The Manor House Cole Bruton Somerset BA10 0PL

RESOLVED: It was proposed and unanimously agreed that the Council had no objections to this application.

- c) **19/03284/FUL** - The erection of a single storey glazed extension to Threshing Barn to provide enlarged hotel reception area; amendments to previously approved design comprising minor increase in height of single storey lean-to extension, omission of timber board to gable end, addition of set of low level external steps, installation of flue at roof level at Shatwell House Shatwell Lane Yarlinton Wincanton BA9 8DL

RESOLVED: It was proposed and unanimously agreed that the Council had no objections to this application.

- d) **19/03285/LBC** - The erection of a single storey glazed extension to Threshing Barn to provide enlarged hotel reception area; amendments to previously approved design comprising minor increase in height of single storey lean-to extension, omission of timber board to gable end, addition of set of low level external steps, installation of flue at roof level at Shatwell House Shatwell Lane Yarlinton Wincanton BA9 8DL

RESOLVED: It was proposed and unanimously agreed that the Council had no objections to this application.

- iii Other planning matters: **None to report.**
- iv Temporary Road Closures: **None to report.**
- v Path Diversions: **None to report.**

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

There were no additional reports.

7. Finance.

- i. To review the Budget vs Spend sheet.

Noted.

- ii. To approve the cash book and bank reconciliation for December 2019.

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

- iii. To approve payments of:

| | | |
|--------------|-------------------------------------|---------|
| Holly Callow | Salary January 2020 | £198.33 |
| Holly Callow | Expenses January 2020 | £19.95 |
| HMRC | Income Tax RE H Callow January 2020 | £21.80 |

| | | |
|-------------------------|-------------------------------------|--------|
| Viking Direct | Printer Ink and Stationery | £44.33 |
| Milborne Port Computers | Internet Security Renewal 2 years | £50.33 |
| Milborne Port Computers | LiveDrive Unlimited Backup (annual) | £48.00 |

RESOLVED: It was proposed and unanimously agreed to approve the payments as presented and that Councillors Waller and Groom would sign the cheques.

The Chair asked Councillors to note that the Locum Clerk would be submitting an invoice for her time and expenses associated with this meeting.

- iv. To note that the Friends of Castle Cary Library grant payment approved during the meeting on 14th January 2020 was for the financial year 2020-21, not 2019-20 as stated on the agenda.

Noted.

The Chair reported that, in order to ensure that future bank statements were addressed to the current Clerk, a letter would need to be prepared to this effect and signed by two bank signatories.

Action Parish Clerk

8. Council Matters:

- i To discuss the stile on the footpath at the entrance below Old Station Lane towards Cole.
It was **agreed** to defer this matter to the next meeting.

- ii To consider the situation in respect of the diverted footpath from Cole Lane to Pitcombe Village.
It was **agreed** to defer this matter to the next meeting.

- iii To consider any response received from a resident regarding plastic pollution and agricultural waste on Pitcombe Hill and to agree any action to be taken.

The Council asked that the Clerk confirms whether she had written to the landowner regarding this issue and to report back to the next meeting.

Action Parish Clerk

- iv To decide whether councillors should view planning applications online rather than circulating paper copies.

RESOLVED: It was proposed and unanimously agreed that Councillors would, in future, view planning applications online rather than circulating the paper plans. It was noted that the Clerk would still need to inform the Chair or Vice Chair of the receipt of planning applications, in line with standing order 15 b) xv. The Clerk was instructed to share instructions for setting up email notifications of new planning applications and planning decisions to all Councillors.

Action Parish Clerk

- v To discuss the local Neighbourhood Watch scheme.
It was **agreed** to defer this matter to the next meeting.

- vi To agree to renew Pitcombe Parish Council's membership of CPRE the countryside charity at an annual cost of £36

RESOLVED: It was proposed and unanimously agreed to renew the Council's membership to CPRE.

Action Parish Clerk

- vii To discuss clearing the parish roads and passing places and to agree action to be taken.

The Clerk was instructed to contact SSDC's Streetscene department to request help with clearing passing places and road sides in Lime Kiln Lane and Honeywick.

Action Parish Clerk

9. Items for report and for the next agenda

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.

No items were reported for inclusion on the next agenda.

10. Date of the next Parish Council meeting: 10th March 2020 at 7.30pm

Noted.

The meeting ended at 20:49.

Signed:

Dated: