

# Pitcombe Parish Council

## Minutes of the Pitcombe Parish Council meeting held on Tuesday 14<sup>th</sup> May 2024

**Present:** Councillors R. Waller, M Groom, N Hartnell, M Hutton, A Hobhouse, E Craigie

**In attendance:** Somerset Cllr L Trimnell Cllr Tom Power. Arrived after the start of the meeting due to attending other meetings first and Mrs Tuck, clerk.

**2024.43 Apologies** were received from Cllr Rob Shylan,

**2024.44 Declaration of Interest** – Cllr Hobhouse declared that her husband is on the board of Governors of Kings Bruton and Bruton School for Girls.

### 2024.45 Minutes of the last meeting:

#### 2024.46 Matters Arising:

Update on A371 from Cllr Hutton, Highways say the drains may have collapsed or moved under the road surface, the new highways contractors have been tasked to investigate.

Highways say the road signage on Grove Cross road junction are correct and there is little they can do but they will check it again.

Historic England update, Their report has been sent to the Secretary of State who will make a decision about listing Old House at BSG.

Cllr Hobhouse had a well attended and supported flood meeting and will present a Hadspen Flood action plan, own it as a Parish Council and appoint flood wardens in different areas.

Councils approved to draft a letter to The Newt landowners reminding them of their responsibility – all are happy for Cllr Hobhouse to do this via email.

Cllr Hobhouse would like to do a code of conduct course with SALC but will defer it till the next time they run the course.

**2024.47 To receive reports:** Cllr Power has sent his report via email which will be forwarded to Councillors. Cllr Trimnell advised Council that waste collection days are changing and to look out for new dates. Finances at Somerset Council are still the same situation..

### 2024.48 Planning applications, footpaths and road closures.

#### i. To consider new planning applications

	Application number	Proposal	Location
a)	24/00712/FUL	<u>Formation of new access and erection of agricultural worker's dwelling. -</u>	<u>Land East Of Ridge Lane Hadspen Castle Cary Somerset BA7 7LW</u>
b)	24/00781/COU	: Change of use of land to garden	<u>Alders Lancombe Lane Pitcombe Bruton Somerset BA10 0PG</u>
c)	24/00697/FUL	Change of use of agricultural land for the siting of 2 A-frame glamping pods to provide holiday accommodation.	<u>Hadspen Glamping Grove Farm Quarry Lime Kiln Lane Hadspen Castle Cary Somerset BA7 7NX</u>

a) Council discussed this and decided to object to the proposal The building is too large for the site and does not comply with National Planning Policy Guidance:

3.3 Supporting paragraph 10.57 et seq notes: "...occasionally the nature of agricultural and other rural businesses make it essential for someone to live on, or in close proximity to the business. National Planning Policy Guidance allows for this. Such dwellings should be commensurate with the needs of the holding and not the person requiring the accommodation. Unusually large dwellings in relation to the needs of the unit, or expensive construction in relation to the income it can sustain, should not be permitted. As such it is considered that an indicative guideline to the floor area of proposed dwellings of approximately 175m<sup>2</sup> would adequately serve most holdings (based upon national statistics, which show the average floor area of a detached 3 bedroom property is 143m<sup>2</sup>). **This breaches the national policy guidance.**

The other two concerns were the impact of large buildings on the likelihood of flooding as we have still not received the Section 19 Report which may impact this plan and the wider impact of the building on the local environment : visible from long distance, light pollution, loss of habitat, impact on historic landscape etc. Ask that this application is put before the full planning committee.

- b) has already been approved
- c) Council discussed this application, there is some concern about flooding from the site but options were discussed and it was decided to support this application.

**ii. Update on Planning applications currently under consideration by Local Planning Authority - 24/00781/COU Alders Lancombe Lane Pitcombe Bruton Somerset BA10 0PG change of use, Land to garden.**

**ii. Outcome of Planning applications considered at previous meetings:**

**iv. Footpaths** – Mrs Fone has emailed the gate is open so people can get through the footpath down to the church

**v. Temporary Road Closures Date Change - Temporary Road Closure: Quaperlake Street, Bruton 15th May 2024** and is expected to last until **17th May 2024**

#### **2024.49 Correspondence**

#### **2024.50 Finance**

- a. Cheques for approval all agreed
- b. Financial report, Budget v spend was given.

#### **2024.51 Council Matters -**

- a) Broadband update still some properties unable to get broadband.
- b) Pitcombe Rock Falconry – resolved at present. Tidier than it was and Alan will upgrade as he is able.
- c) Pitcombe Rock Drains / Old Vicarage drainage water Drains not functioning properly as water runs past the drains, they are not aligned with where the water flows. John Nicholson has agreed they don't work properly. JN is away from the office at present but will check on his return what the situation is.
- d) Hedge at the top of Pitcombe Hill has been removed from the edge of the field to create access Its before Strutters Cross by a row of ash trees.- 100 m of hedge has gone. It is believed that Mr Garrett has just bought the field. Write to Mr Garrett .
- e) Road Sign to Pitcombe at the bottom of Shutters Hill Cllr Shylan to be asked to quote to reinstate post.
- f) LCN Meeting clerk attended the meeting at queen Camel, notes to be sent when they arrive.
- g) Rugby Tournament Parking – Elm Field Mrs Cullen apologised – helped another location out that was flooded, will write to parents and ask to use school car park in future.

**2024.52 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.*

**The meeting closed at 9.45pm**

**Date of the next Parish Council meeting: Tuesday 9<sup>th</sup> July 2024 at 7.30pm at Hadspen Village Hall**  
Please note the Council do not meet in August.