

Minutes of Meeting of Long Sutton Parish Council
Held at the Hall on Tuesday 3rd February 2015 at 7.30 pm

Present: Councillors: Mr R W Fry (Chairman), Mr N A Gould, Mr T P Shire, Mr D R Good, Mr D C Francis, Mr S Hart and Ms P Jukes. County Councillor Mr D Ruddle, District Councillor Mr S Pledger and 23 members of the public.

Apologies for Absence: Councillor Mr N E Pomeroy.

Public Observations/Question Time: The Chairman asked if anyone had any matters they wished to raise other than those in respect of planning to be discussed at item 6 on the agenda. No matters were raised.

1. Declarations of Interest

Mr Gould declared a personal/pecuniary interest in the planning application 14/05666/FUL to be discussed under item 6 on the agenda Planning.

Mr Shire declared a personal interest in the aforementioned application.

2. Minutes of meeting held on 6th January 2016 - (previously circulated) were approved as a correct record and signed by the Chairman.

3. Matters Arising

Boarded up house at Martock Road – A reply has not yet been received from the Church Commissioners' Agents.

Telephone Box at Knole - Nothing to report.

4. County Councillor's Report

Mr Ruddle reported that the County Council budget is a bit better than anticipated but there will be cuts.

The Somerset Rivers Authority has been formed and finance is now in place.

He said that there are a fair few potholes around the area but he is not sure these will be done any time soon.

He will let us know of any matters that directly affect us.

The County Council are trying to reduce the number of buildings occupied by them to get down to one building.

He then left the meeting to attend another meeting in Keinton Mandeville.

5. District Councillor's Report

Mr Pledger reported that there was discussion regarding Floodwater Management at the last Area North Meeting. There was also a presentation from an Officer of the Welfare Benefits Team regarding welfare in South Somerset and a Conservation Officer advised on a review of Conservation Areas which included the areas where it is proposed to extend the Langport and Huish Episcopi Conservation Area.

He advised of planning applications for 72 dwellings at Huish Episcopi and 35 at Curry Rivel and a solar application at Aller.

He also said that the Committee would like to be able to use LS Village Hall for some of its meetings. A hearing loop system would however need to be in place.

6. Planning

Applications for consideration:

14/05666/FUL Erection of 4 one bedroom dwellinghouses and change of use of annexe to Greystones to 1, two bedroom dwelling. Erection of guest accommodation/store/office (part retrospective). Land south of Greystones off Crouds Lane.

The Chairman said that the PC can only discuss what it has before them. Draft amendments have however been made from consultation with some of the members of the community. There is to be one dwelling less and the re-position of a further dwelling and additional landscaping. The Chairman asked if the Council were happy to proceed with the plans before them and they confirmed.

The Chairman informed the public that they would each be given 3 minutes in which to address the PC.

He also requested Dist Councillor Pledger that the application should go to Area North for consideration.

One member of the public spoke in favour of the application saying that the applicant had taken on board their comments and made amendments following their representations.

The other members of the public who addressed the PC were all against the development. It was claimed by them that under an Act of Parliament there was a duty to protect the character of the neighbourhood; LS was only for small scale development and the views of residents should not be ignored. It was also pointed out that the change of use of the annexe was retrospective. Of the various other matters raised the major concerns were that the sewerage system in Crouds Lane would not be able to cope with a further 3 or 4 properties there having been major problems with the escape of raw sewage all last winter.

The development is to have access from Crouds Lane and there is already concern regarding public safety, particularly that of children in view of the large lorries that are using this narrow lane to get to the applicant's land. Further vehicles would increase the risk. The applicant bought Greystones with access onto Shute Lane.

District Councillor Pledger addressed the public during their discussion and advised that the public would all have opportunities to make representations at Area North. He made suggestion that the applicant should leave the room as the applicant had an interest.

The applicant said that the scheme was based on local need, he had engaged with the Conservation Officer and natural materials were to be used. He confirmed that there was no Conservation Officer, Landscape Officer or Highways objection. He also explained that Crouds Lane was an unclassified public highway.

Chairman and other Members of the Council raised various questions of the applicant for reasons of clarity.

The Chairman then closed the meeting to the public and the applicant, Mr Gould left the room at approximately 8.30 pm (20.30 hours).

The Chairman asked Councillors' view on the change of use of the annexe. It had previously been agreed that this should only be occupied ancillary to Greystone's but was now in separate ownership. There followed discussion regarding this and also the principle of development in this garden.

On a vote being taken regarding the change of use of the annexe it was proposed, seconded and resolved by the majority that there was no objection (Voting: 4 for, 1 against, 1 abstention).

There then followed discussion regarding the development as a whole when it was suggested that this was out of character and proposed that the PC object. This was seconded but further discussion ensued and no vote was taken.

The Chairman read to the Council the comments made by Wessex Water regarding their advice that a holding objection should be put on any development in this area until a robust ground water management strategy is in place. This to be carried out by the Lead Local Flood Authority together with Wessex Water, the Environment Agency and others.

Highways do not appear to have raised any objection regarding the use of Crouds Lane.

A proposal was made, seconded and passed, that the PC accept the development subject to the sewage problem being resolved. (Voting: 3 for, 2 against, 1 abstention).

Discussion of the application concluded and Mr Gould returned to the room at approximately 9.15 pm (21.15 hours).

It was reported that a shed had been erected at the back of Cross Lane but the DC had ruled that this presented no demonstrable harm.

Permissions granted by SSDC:-

Application 14/05606/FUL Single storey extension to form dining room, lobby, wc and larder. Bridge Cottage. Bineham Road, Knole.

Application 14/03683 Erection of a two storey agricultural workers dwelling, single storey carport and adaption of existing vehicular access. Land at Vedal Drove.

Application 14/04930/FUL Change of use of Elm Cottage from a holiday let into a dwelling. Elmwood Barn. Brocks View Farm, Knole.

14/05238/FUL Erection of a single storey orangery to the rear of an existing extension to the original building. Old Gospel Hall, Langport Road.

Application 15/00066/FUL Erection of a gatehouse on Land OS 5560 Crouds Lane withdrawn.

7. Finance:

(i) Balances and Accounts for Payment

Business Reserve	<u>8166.17</u>
Current A/c	15109.80
Less Payments last meeting	<u>1064.70</u>
	<u>14045.10</u>

Lengthsman A/c	11969.94
Less Payment last meeting	<u>1502.55</u>
	<u>10467.39</u>

Accounts for payment:

Clerk's Salary	300.00
Lengthsman Alc: CW's fee (Jan)	1,584.45

It was unanimously agreed that the accounts be paid and that the sum of £58.99 be transferred from the Lengthsman A/c to the PC's Current A/C to cover internal audit of the Lengthsman A/c and insurance for the mulching mower purchased last year (£18.99).

(ii) Precept 2015/16: The Chairman confirmed that he had sent off the completed Request Form to the DC. It is not yet known if there is to be any capping of the Precept.

8. Village Hall:

- (i) Review of Procedures:** A meeting to discuss these has not yet taken place.
- (ii) Any other Village Hall Matters:** Mr Pomeroy's report and the minutes of the last VHC meeting had previously been circulated to Councillors.

The matter of installation of a hearing loop system was felt to be something which should be investigated as this would enable the hall to be used by other organisations who require such a system to be in place for their meetings e.g. the Area North Committee.

9. Community Warden Scheme

Ms Jukes reported that invoices are going out shortly for the partners' contributions for 2015/16.

It has been agreed that Craig the CW should have a 1% increase in salary for 2015/16 making this £19,515.09.

Negotiations are taking place at the present time that the partnership should pay 50% of the cost of a new mower with the CW paying the other 50%.

Pitney have reduced their days from 23 to 13 for 2015/16 but High Ham have agreed to take on the 10 days.

10. Parish Website

Mr Godfrey reported that the major improvements have been made and the website is ready to go. Hopefully this will be user friendly. It will however be necessary to move to a new service.

It will be necessary for the PC to take over once the website goes live and volunteers are required. Training will be given for this purpose. Those responsible for the website will therefore be Mr Godfrey, Mr Gould, Mr Francis and Ms Jukes.

It was therefore proposed, seconded and unanimously resolved that the website go live.

11. Neighbourhood Watch/Community Safety/Civil Contingencies

Nothing new to report.

The Police report for Area North for January was 57 investigated crimes and 24 arrests. There were also 17 reports of ASB.

12. Representative Reports and any other matters regarding:

(i) Highways: Mr Shire said that he had nothing to report. He is still waiting to hear from Highways.

It was reported that a parked vehicle is obstructing the junction of the A372/Shute Lane making it difficult for other road users. Formal representation is to be made to the Police regarding this.

(ii) Footpaths: The Chairman said that he had spoken to the owner of Walnut House regarding the hedge obstructing the pavement and the matter is in hand,.

(iii) Environment:

Mr Francis reported regarding the disease to Ash trees.

Mr Shire said that he is still waiting to hear from BT regarding the removal of the litter bin by the telephone box in Shute Lane.

13. Correspondence

None other than emails previously passed to Councillors.

14. Date of next meeting – 3rd March 2015

15. Any Other Business/Items for next meeting

There was report of temporary dwellings at Long Furlong Lane.

Mr Francis asked if there was a standard for Cocks & Hens on the top of walls. It was thought not.

The meeting closed at approximately 10 pm