2016.194 PRESENT:
- 16 to 20 members of the public
- Parish Clerk.

2016.195 APOLOGIES:
- PCSO

2016.196 MINUTES OF THE PREVIOUS MEETING
The minutes of the meeting of Friday 12th August 2016 which had been circulated to all councillors and with minor errors now amended, were RESOLVED [9/nil] to be an accurate record and were then signed as such by the Chairman Councillor Alan Marsh.

THE CHAIRMAN ADVISED ALL PRESENT TO BE AWARE THAT THE MEETING WAS BEING RECORDED AS PER CURRENT STANDARD PRACTISE

2016.197 CLLRS. DISCLOSURES OF UNDECLARED INTERESTS AND DISPENSATIONS
None declared

2016.198 RESIDENT REQUESTS TO SPEAK ON AGENDA ITEMS
1. The Chairman read out the rules on public speaking at parish council meetings to inform all those present.
2. The following residents advised that they wished to speak on the item Presentation from PCL planning regarding proposed development at Veal Lane Walton:
   Brenda Stradling    David Johnson    Jenny Ponsillo
   Rob Cinicola       Wendy Devonish    Sue Chilcock

COUNCILLOR A. MARSH STOOD DOWN AS CHAIRMAN AT THIS POINT AND LEFT THE ROOM.

COUNCILLOR B. MUSGRAVE TOOK OVER AS CHAIRMAN OF THE MEETING AT THIS POINT AND INVITED THE REPRESENTATIVES FROM PCL PLANNING TO JOIN THE MEETING AND GIVE THEIR PRESENTATION

2016.199 PRESENTATION FROM PCL PLANNING RE PROPOSED DEVELOPMENT AT VEAL LANE.

COUNCILLOR CLIVE BISHOP JOINED THE MEETING AT THIS POINT
The Land owner and Agent advised that they had experience in this type of smaller developments within villages.

It was reported that:

- The site was considered a good location and had been submitted to Mendip as a potential site for their Strategic Housing Land Allocation Assessment [Local Plan Part Two]
- The site is well related to the existing settlement
- The site had received an ecological survey and no ecological constraints were discovered
- The indicative scheme is for 34 dwellings would create a low density development with generous areas of green space provided
- Currently considering whether to submit the indicative scheme planning application should the site become available
- This presentation was arranged at this early stage in order to provide information about / publicise, the proposal & hear the thoughts of residents and the parish council
- When a formal planning application is submitted further consultation would occur via a parish council meeting.

COUNCILLOR RICHARD CROSSMAN ARRIVED DURING THE ABOVE PRESENTATION

THE CHAIRMAN THANKED PCL FOR THE INFORMATION PROVIDED AND THEN INVITED QUESTIONS AND REPRESENTATIONS FROM THOSE IN ATTENDANCE.

ALL THOSE THAT HAD REQUESTED AN OPPORTUNITY TO SPEAK WERE ABLE TO DO SO.

It was noted that:

- Public expressed the concern that this was more than a potential proposal as the land had already been purchased – Land owner responded that land was purchased because due to his previous experience it was considered as appropriate for development and the current intention was to proceed with an application following consultation with residents and the local parish council
- Public expressed the concern that this consultation should have occurred prior to the purchase of the land as it now felt like a ‘fait accompli’
- Public expressed concern about the level of affordable housing provision within the scheme – what is affordable & why so few? – Land owner responded that this amount met the current requirement
set by Mendip District Council to keep developments viable. It should be that first priority for affordable housing be given to people with links to the village. Affordable housing was handled owned and run by an independent housing association [housing generally sold to such association at cost] and could involve rental and or shared equity and possibly starter homes.

- Public expressed concerns regarding the lack of apparent consideration given to the increase in traffic that this scheme would involve –
  1. Generally, through the village – PCL responded that a traffic impact investigations would be carried out and a report created. County Highways would then decide whether it was an appropriate location and/or what remedial works should be undertaken as a condition of planning permission being granted.
  2. Specifically site related due to existing hazards of access to Veal Lane being limited to two single track roads or via the existing hazardous junction of South Street and the A39
  3. Specifically site related due to existing hazards would traffic lights be installed at the South Street / A39 junction?
  4. Specifically site related due to existing hazards regarding on road parking being increased
  5. Specifically site related due to existing hazards of lack of pavements in South Street
  6. Specifically site related due to existing hazards for pedestrians [including schoolchildren and wheelchair users] being exacerbated by increased vehicular traffic on a road already considered to be at capacity. Land owner proposed that the traffic concerns and road safety could to some extent be met through section 106 payments. Landowner advised that it may not be possible to solve all the already existing traffic problems of South Street. No housing site will ever be a perfect location and all developments create an increase in traffic.
  7. Public expressed concern that not only were traffic concerns being created but they were being created in a location that already had traffic hazards and concerns

- Public expressed concern at the potential of a further drop in local water pressure should the development proceed
- Public expressed concern at the potential of increased flooding in the area – Land owners was advised that flooding already occurred at
both Veal Lane and South Street to quite a depth and that some nearby dwellings were at a lower level that the proposed site – was any provision being made? Landowner responded that full flood risk assessments would be carried out by specialists to ensure that surface water drainage etc. from the site did not increase any likelihood of localised flooding and hopefully improve drainage within the area

- Public expressed concern that development needs to be of benefit to the village – it is not just about housing but also about children’s play areas, the school and housing for the elderly - PCL responded that these were matters that could be addressed through section 106 agreements

AT THIS POINT THE CHAIRMAN NOTED THAT PUBLIC QUESTION TIME HAD BEEN EXCEEDED AND INQUIRED OF PCL PLANNING WHETHER THEY HAS OBTAINED THE INFORMATION THEY HAD HOPED FOR.

THE CLERK RESPONDED TO AN ENQUIRY FROM A MEMBER OF THE PUBLIC TO ADVISE THAT ALTHOUGH THERE WOULD BE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO COMMENT ON/ OBJECT TO, ANY PLANNING APPLICATION SUBMITTED TO COUNCIL ANY FURTHER INTERIM PUBLIC CONSULTATIONS WERE AT THE DISCRETION OF THE DEVELOPERS

AN INFORMAL SHOW OF HANDS WAS TAKEN THAT ILLUSTRATED THAT THOSE RESIDENTS IN ATTENDANCE WERE ALL OPPOSED TO THE DEVELOPMENT BEING CARRIED OUT

Landed owner responded that they would try to do as much as possible to take local views into account and that no planning application had yet been submitted. The current proposal had been brought to the meeting to be consulted on. This was just one stage and input received would now be considered.

- Public expressed concern that a development was going to occur no matter what the level of local objections raised.
- It was noted that PCL were provided with a copy of a written submission by a resident unable to attend the meeting in person [previously circulated to all councillors]

AT THIS POINT THE CHAIRMAN DREW THE DISCUSSION TO A CLOSE, THANKED EVERYONE FOR THEIR ATTENDANCE AND INVITED MEMBERS OF THE PUBLIC TO STAY ON FOR THE REMAINDER OF THE MEETING SHOULD THEY WISH TO DO SO.
Held in the Village Hall Lounge at 7pm

At this point Councillor A. Marsh rejoined the meeting and Councillor B. Musgrave ceded the chairmanship of the meeting to him.

2016.200 **Open Forum for Residents** – No issues were raised

2016.201 **District & County Councillors Reports** – None provided

2016.202 **Police Community Support Officers Report** – This was read out to those present with additional information provided by Cllr. B. Musgrave and noted [see appendix 1]

2016.203 **To Receive Any Precept Grant Applications Made for the Financial Year 2017/2018**

- Somerset Motor Project
- Mendip Community Transport
- Walton Under Fives Pre School
- Local Police Cadets
- Dorset and Somerset Air Ambulance
- Walton Parochial Church Council
- St. Margarets Hospice

Copies of all applications will be circulated to all councillors prior to discussion at the October parish council meeting.

2016.204 **Planning**

A. **Decisions Reported**: none received

B. **Applications to Consider**:

**Number**: - 2016/2083/HSE  
**Location**: - 12a Mildred road Walton BA16 9QP  
**Proposal**: - Demolition of existing rear extension and erection of new rear extension and new porch to front elevation. Existing prefabricated garage to be removed.

Walton Parish Council RESOLVED [9/0] to recommend approval of this application as it was in keeping with similar projects carried out to nearby properties.

**Number**: - 2016/0291/OTA Appeal  
**Location**: - 160 Main Street the Walton Gateway.  
**Proposal**: - Proposed residential development and associated works

Clerk provided clarification that the appeal related to the original planning application that proposed the demolition of the entire public house. Comments previously made by Council regarding this original application would automatically submitted to the appeal. This was Council’s opportunity to add further comment should they wish to do so. Previous comments submitted were then summarised for information [see appendix two]

Walton Parish Council RESOLVED [9/0] to not add any further comment but stand by their original recommendation of refusal and proposals for conditions should the application be approved.
NUMBER: -2016/1478/OTA AMENDMENT
Location: - 160 Main Street the Walton Gateway.
Proposed residential development & PARTIAL Demolition of public House

- Applicant advised Council that the application had only been amended to provide further information as requested by Mendip District Council – that being site elevations of the rear of the proposed reduced sized public house.

Comments previously made by Council regarding this application were read out to those in attendance [see appendix three]

Following discussion:
- Walton Parish Council RESOLVED [8/1] to reiterate their previous recommendation of approval and conditions

C. GENERAL PLANNING ISSUES:
Discussion of the report provided last month regarding the creation of new footpaths was deferred until the October parish council meeting.

2016.205 WALTON NEIGHBOURHOOD PLAN Update:
- The formal Mendip District Council [MDC] consultation regarding the Neighbourhood Plan Area is currently ongoing
- Various Highways officials had been in contact as a consequence of the consultation requesting to be kept informed of / and consulted on, the plan’s progress due to potential impact on the main highways infrastructure locally [A39]
- Local MP has also been in contact also requesting to be kept informed especially regarding highways issues.
- Draft Business Questionnaire prepared and circulated to councillors. It was RESOLVED [9/0] that the questionnaire be approved.
- Local Listing of Important things of character – second consultation will focus on this area and be drafted to happen at the launch event for the neighbourhood plan.

FOLLOWING A REQUEST FROM A MEMBER OF THE PUBLIC THE CHAIRMAN DECIDED TO REARRANGE THE AGENDA AT THIS POINT

2016.206 TENTH ANNUAL FUNDAY
Councillor R. Crossman reported that following a slow start the Fun Day had been a successful day.
- Following permission from the Chairman to make comment, a resident spoke to give thanks to those present who had been involved in the event for such an amazing day.

Councillor Crossman – speaking as Chairman of the Walton Trust – stated that it was an event for the community by the community – a fundraising
event for the village hall in which all hall users assisted and participated. Thanks were shared with everyone. It was noted that although it was a fund raising event prices were kept as low as possible in order to make it as affordable as possible for everyone to attend. Feedback received generally by councillors gave the impression that it was a true community event for people of all ages.

2016.207 ROADS TRAFFIC & FOOTPATHS
A. Glastonbury A361 committee – It was reported that Councillor S. Loader had been unable to attend. It was agreed that in future councillor C. Bishop would also try to attend meetings.
B. The junction of Asney Road & Main Street – photographic evidence required please. The suggestion was also made that the cutting back of the hedge might also assist with the problem.
C. Flood zoning of Hempitts and Mildred Roads – Clerk to make enquiries with relevant authorities and query due to flood prevention works carried out between Mildred Road and the A39
D. Planned resurfacing of parts of Main Street in 2017
E. Parish cut of minor road verges has been carried out
F. Improved cuts commissioning – work has been under taken however written contract not yet received from Mendip

2016.208 DEFIBRILLATOR PROVISION
Councillor C. Bishop agreed to organise the initial 2 hour training sessions with Councillor R. Crossman assisting with the set up of the required equipment [film player and screen]

2016.209 VILLAGE HALL IMPROVEMENT
Deferred until October meeting

2016.210 COMMUNITY BENEFIT
Deferred until October meeting

2016.211 EAST MEAD FIELD & ALLOTMENTS
AGM first Monday in October at the Royal Oak – clerk to attend and present in bloom awards. Currently only two vacant plots

2016.212 MONTHLY FINANCIAL REPORT
1. A financial report, which included a bank reconciliation to the latest bank statements received, was RESOLVED [9/nil] to be an accurate record and was signed as such by Councillor R. Crossman. [see appendix four]

2016.213 PAYMENTS
Council RESOLVED [9/nil] that the payments as shown on the schedule attached as APPENDIX 4 be authorised.

COUNCILLOR R. CROSSMAN LEFT THE MEETING AT THIS POINT
2016.214 VILLAGE PLAY AREA
Nothing new to report ALL checked and ok.

2016.215 STAFFING
This item was deferred until the October meeting

2016.216 UP COMING MEETINGS &/OR TRAINING

- Next Parish Council meeting will be on Friday October 14th 7pm in the village hall lounge.
- CCS Training and Information day – Thursday October 6th [Clerk & Cllr. L. Gagg to attend]
- Planning Training – Thursday 13th October - Clerk, Cllr. N. Johnson & Cllr. S. Loader to attend with Cllr. A. Marsh as the reserve should someone be unable to attend.
- SAT October 22nd at 2.30pm – remembering Bob Pletts at the Church – all parish councillors warmly invited to attend.

THE MEETING THEN CLOSED
APPENDIX 1

PCSO REPORT

One crime to report to the council between 13/08 and 14/09, which was some money taken from a locked cabinet within the church itself. This took place on Thursday 8th of September and enquiries are still on-going but a description of the suspect has been given to Police, who are following this up. To clarify, the church was not broken into. We have no other reported crime to report at this time and police patrols will continue in and around the village when possible. Speed Enforcement Unit are due to visit the village this week and will be carrying out speed checks, along with our Community Speedwatch Volunteers.

If I can be of any further assistance, please let me know.

PCSO 8919 Tim Richards

Avon and Somerset Constabulary

Street Beat Team

Tel: 101

It was noted that a further report had been received regarding Hempitts Road breakin and subsequent car theft on the 14th / 15th September
APPENDIX 2

NUMBER: - 2016/0291/OTA APPEAL
Location: - 160 Main Street the Walton Gateway.
Proposal: - Proposed residential development and associated works
Previous comments submitted:

Parish Clerk

Comment Date: Wed 16 Mar 2016

Re: planning reference 2016/0291/OTA The Walton Gateway 160 Main Stree

Thank you for the extension that facilitated the discussion of this application at an open meeting.

Following considerable discussion and representations from residents and the applicant Walton Parish Council resolved to recommend REFUSAL of this application as it would result in the loss of a valued and unique local asset.

however should the application be approved please could the following conditions be imposed:
1. The size of the dwellings to be in line with those shown as required in the independent housing needs assessment for Walton carried out last year.
2. The concerns o the council, with regard to the junction of Whitley Road and the Main road, to be alleviated by the widening of the junction through the removal of

a portion of land at the corner of what is marked as plot three on drawing number S5299/100G - proposed site layout.
3. The dwellings to be designed to fit in with the older nearby properties within the parish
APPENDIX 3
Application for Outline Planning Permission with all matters reserved for a proposed residential development and associated works plus the partial demolition of the public house and reconfiguration of the building (amended description, additional plans and marketing information received 19th August 2016).

160 Main Street Walton Street Somerset BA16 9QU

Ref. No: 2016/1478/OTA

Walton Parish Council recommend APPROVAL of this application

Walton Parish Council consider this application to be a compromise illustrating that residents concerns have, to a certain extent, been listened to.
1. It is noted [on proposed site layout: Drg No. S5299 / 101A] that land has been provided to allow Highways to improve the existing access to Whitley road and alleviate the existing problems at that junction.
2. It is also noted that the use of natural somerset stone for the buildings along with the stone queioning would be in keeping with the older buildings present at that end of the village.
3. Walton Parish Council would however prefer to see the maximum sized homes being 3 to 4 bed-roomed rather than 4 to 5 bed-roomed as this would be more in keeping with the current Walton Housing Needs Survey.
APPENDIX 4
financial REPORT ATTACHED

APPENDIX 5
Payments authorised sheet attached