

Compton Bishop Parish Council

Minutes for the Parish Council Meeting held on 9th September August 2020 at 7.30 pm held electronically via Skype

Present- Cllrs T Mason, M Rolfe, A Lane, E Parker, T Brownlow, A Brellisford, D McCarthy
County Cllr Bob Filmer
Parish Clerk S Diaz
The meeting started at 7.35pm

Prior to the meeting the local Neighbourhood Watch Co-ordinator planned to discuss crime prevention in the area, however due to technical issues was unable to do so.

20/9A. To receive any apologies for absence
All Councillors were present.

20/9B. To receive any declarations of interest in items on this agenda.
Cllr T Brownlow declared an interest in 20.134 application 21/20/00019.
Cllrs M Rolfe and A Brellisford declared an interest in 20.134 application 21/20/00020.
Cllr B Filmer declared an interest in all applications in 20.134.

20/9C. To resolve to approve the minutes of the Parish Council Meeting held on 3rd August 2020 as previously circulated.
It was resolved to approve the minutes of the Parish Council Meeting held on 3rd August and were signed as an accurate record.

20/9D. To receive the Clerks report.
This was sent prior to the meeting.

20/9E. To consider the bank statement and the budget
It was unanimously resolved to approve the bank statement and budget

20/9F. To consider the following payments

It was resolved to approve the following payments.

M Rolfe expenses for village maintenance	£11.99
B Fishlock installation of bike racks (White Hart)	£90.00
B Fishlock adding concrete base for B Lodge bench	£53.00
SDC Clerk salary/homeworker	£382.64
July by DD	
August by DD	£382.64
Puriton Parish Council-share of SLCC 2020 Virtual Conference.	£10.00
Cross Memorial Hall- room hire, Nov-March 2020	£88.00

Cllr Filmer left the meeting at 8pm

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20/9G. Planning Applications

Cllrs M Rolfe and A Brellisford did not vote on this application

Planning application number: 21/20/00020/EC

Proposal: Erection of a two storey side extension and internal reconfiguration of property.

Location: Stores Cottage, Old Coach Road, Cross, Axbridge, Somerset, BS26 2EQ

It was resolved not object to this application and refers to Observations hereunder.

Observations

This is a small extension providing a new kitchen on the south west corner of the existing building, a new terrace and a patio door leading to an outside terrace and relocation of living and dining rooms.

Relevant Village Design Statement issues/item number :

6.1 – 6.6 The property is sandwiched between two older style natural stone buildings so these VDS factors are not relevant.

6.7 – The new extension does provide an extra window which overlooks the neighbouring property and garden. If planning is permitted then frosted glass must be installed in the new en-suite bathroom,

7.10 – Any new lighting should not be intrusive to neighbouring properties.

The issue of overlooking the adjacent dwelling to the east of this property (Moorland Farm) is a concern. The visual span would be intrusive to the existing Moorland Farm outdoor seating area/patio and garden for a distance of approximately 20 meters to the south.

Planning application number: 21/20/00016/DT

Proposal: Erection of a polytunnel.

Location: Land South Of, Webbington Road, Compton Bishop, Axbridge, Somerset

It was resolved to not object to this application because, on balance, it considers that it does comply with the Local Plan. (Refer to Observations hereunder)

Observations

Agreement of Site Plan

This Application supersedes PA 21.20.00010 which was withdrawn.

Following withdrawal, at the request of Compton Bishop PC, representatives from Council, Cllrs Brellisford and Rolfe attended a meeting on site with Applicant, Mr. Daniel Fox, to discuss his revised site plan (copy attached) for the whole of the farmland.

The Applicant advised that the layout had been drawn up following discussions with SDC's planning department and represented his short and long term plan for the site. He went on to explain that any future planning applications would be made strictly in accordance with the said site plan.

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It was agreed at the meeting that the hedges along the Webbington Road and between adjacent landowners would be maintained to a height present height of at least 3m to minimise any negative visual impact the site may have when viewed by neighbours and from public vantage points. The Applicant stated his intention was to allow the hedge along the Webbington Road to grow thicker/wider on the south side for security purposes.

On the basis of the foregoing the two Councillors considered that the plan was likely to be acceptable to full Council subject to finer details of each subsequent applications complying with laws, strategies and policies as set out in the various official planning documentation. Council hereby agrees in principle to the said site plan.

Polytunnel

Council observes that the location of the polytunnel complies with the agreed site plan and has no comment to make on the detail.

Planning application number: 21/20/00017/DT

Proposal: Change of use of land from agriculture to site 2 No. holiday pods

Location: Southcroft Farm, Bridgwater Road, Cross, Axbridge, BS26 2ED

It was resolved to not object to this application because, on balance, considers that it does comply with the Local Plan. (Refer to Observations hereunder)

Observations

This council has not had sight of a business case but, with reference to the Application Form, notes that one has been submitted to SDC. Council takes it that SDC is satisfied with its content and does not require Council's opinion.

Providing always that this is a 'one off' development and that no further 'pods' or tourist accommodation is planned for the hillside either side of and behind Southcroft Farm, Council has no comment in respect of the location, size and shape of the pods shown on the Applicant's plans. Reason: Council wishes to limit further erosion of the natural landscape at this location in the Mendip Hills, AONB.

This having been said, if SDC is mindful to approve this Application, Council would seek conditions that require;

- the external faces of the pods to be to a specific colour scheme that blends in with the natural countryside. Reason: Concern over adverse impact on the natural landscape in the AONB.
- External lighting to be unobtrusive. Eg Downlighter and low lux. Reason: To preserve dark skies in the AONB.

Planning application number: 49/20/00008/DT

Proposal: Change of use of agricultural building to dwelling.

Location: Riverside Farm, Old Coach Road, Weare, Axbridge, BS26 2JA

For reasons set out hereunder under Observations, it was resolved to object to this application because it considers that it does not comply with the Local Plan, Compton Bishop's Village

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Design Statement or the views of The Ministry of Housing expressed within the White Paper “Planning for the Future”. NALC letter dated 10 August 2020 and attachment.

This having been said, Council would not object to a revised Application that takes cognisance of Observations set out hereunder.

Observations

Use

It is not clear from the documents whether the reason for converting the barn into a dwelling is as an annex to the main farmhouse, a separate dwelling house or for commercial purposes such as holiday accommodation.

The Planning Statement and Appraisal states “ *The main single storey barn would be suitable as a permanent dwelling without the need for significant extensions.* Does this actually mean that the objective is to make it a separate dwelling?

The Planning Statement and Appraisal states “..... *A scheme for the conversion of the building into either permanent residential use tourist accommodation could also be designed in such a way as to minimise unacceptable impacts on the living conditions of the neighbouring properties accommodation ...*”

Alternative uses are offered in the Planning Statement and Appraisal and However, the 3D plan might suggest that the building is being specifically designed with tourism in mind. For example;

If the building is to be used for tourist purposes, it is likely to generate significantly more noise and traffic movement than a purely residential annex or private dwelling.

Not surprisingly, the nearest neighbour has raised concerns about the likelihood of the building being used for commercial purposes. The Parish Council shares his concerns. Council calls for clarity.

Materials

The Planning Statement and Appraisal states “ *It should be noted that proposals for additional buildings on site such as sheds or garages are unlikely to be acceptable due to the visual impact on the character and appearance of the surrounding area*”. The Statement, Application Form and 3D image proceed to propose a long timber shed with aluminium windows and a metal roof.

The Planning Statement and Appraisal suggests that the materials to be used should match the existing. For example: 6.3 Paragraph 2. The Application Form proposes brick and blockwork but preferably covered with timber cladding. The roof to be Kingspan metal sheeting. Windows to be aluminium. These proposals contradict 6.3, paragraph 2.

The walls of the existing farmhouse’s walls are stone. The farmhouse has a tiled roof.

The Ministry of Housing has recently issued a new White Paper, entitled “Planning for the Future”. One of the themes of the said Paper is an emphasis on ensuring that buildings are ‘beautiful’; this emphasis being particularly relevant in the countryside and/or close to AONB’s.

There are not any single storey residential dwellings in Cross that are constructed using the proposed materials and even if there were cognisance should be taken of the Government’s vision for the future. The Parish Council does not consider that the proposed materials would enhance the building within the setting close to a stone farmhouse. Consequently, the materials would not satisfy the requirements of Local Plan D2, VDS 6.2,6.4,6.5 AND 6.9. and the aspirations of the Government with regard to beautiful buildings. A stone building with a tiled roof would enhance the scene and would comply with the Government’s vision and Compton Bishop’s VDS.

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Light Pollution

The fenestration is excessive and would cause light pollution contrary to Local Plan D24. A lighting strategy/plan does not form part of the proposals.

Noise Pollution

If the building is to be holiday accommodation, unacceptable noise is likely to be generated. The location is immediately adjacent to the neighbouring properties. Holiday lettings will undoubtedly give rise to unacceptable noise and disturbance.

Bats

With reference to the Bat Survey, it is evident that Bats inhabit the barn. No physical mitigation measures are proposed in the Application in respect of loss of bat roosting space. Contrary to Local Plan D23.

Planning application number: 21/20/00018/ACN

Proposal: Variation of Conditions 2 and 3 of Planning Permission 21/15/00017 (Change of use, conversion and extension of kennel lodges, slaughterhouse and stables into 3no. dwellings. Change of use of ancillary exercise yards and paddock (part of field no. 1634) into garden for residential use and access. Erection of garages and carports.) to allow for an amendment to Unit 3 and to allow demolition of whelping pens and kennels.

Location: Huntsman House, Kennel Lane, Webbington, Axbridge, Somerset, BS26 2HS

It was resolved to not object to this application and refer to Observations hereunder.

Observations

Demolition: There is no Preservation Order on the whelping pens and kennels and, following site inspection, it is evident that they are in a dilapidated state.

Bi-Fold Door: No comment to make on this proposal.

Planning application number: 21/20/00019/LR

Proposal: Erection of a part single storey and part two storey extension to rear (NE) elevation, on site of existing (to be demolished).

Location: Honeysuckle Cottage, Church Lane, Compton Bishop, Axbridge, Somerset, BS26 2HB

It was resolved to not object to this application.

Cllr T Brownlow did not vote on this application.

Cllr B Filmer returned to the meeting at 8.30pm.

20/9H. Results of planning applications.

Planning application number: 21/19/00007

Location: Unit 3, Kennel Lane, Webbington, Axbridge, Somerset, BS26

Granted

Planning application number 21/20/00011

Location: Land to North of, Church Lane and, Webbington Road, Compton Bishop, Somerset, BS26

Granted

Planning application number: 21/19/00015

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Location: Location: Over Compton, Vicarage Lane, Compton Bishop, Axbridge, BS26

Granted

Planning application number: 17/18/00053.

Location: Land to The West Of, Lower New Road, Cheddar, BS27 3DZ

Awaiting decision

Planning application number: 17/18/00073/SPH

Location: Land to the North of, Axbridge Road, Cheddar, Somerset, BS27

Awaiting decision

- 20/9I. To approve and award the NALC cost of living pay rise of 2.75% to the clerk and back dated to April 2020.
It was resolved to award the NALC cost of living pay rise of 2.75% to the clerk and back dated to April 2020.
- 20/9J. To consider signage for the bike racks at the White Hart
It was resolved that Cllr McCarthy will speak to the owners of the White Hart to discuss wording and including no parking near the bike rack areas to allow access.
- 20/9K. To consider the emergency road closures and poor support from Somerset County Council.
It was resolved that the clerk would write to Somerset County Council Highways asking for better communication and that notification is advised when any work will begin so residents and customers can access properties and businesses.
- 20/9L. To consider writing to the Environmental Agency regarding Thatchers spraying and notifying the public.
It was resolved to write to Thatchers initially to invite them to our October Parish meeting to answer concerns regarding spraying and notifying the public.
- 20/9M. To consider writing to the Health and Safety Executive regarding the spray drift endured by residents and walkers in the area.
It was resolved to write to Thatchers initially to invite them to our October Parish meeting to answer concerns regarding spraying and notifying the public.
- 20/9N. To consider replacing the waste bin at the bus shelter in Cross
It was resolved to purchase a new red bin at a cost of £99.82+VAT and delivery from Glasdon.
- 20/9O. To consider the grants for Church maintenance £450, and Citizens Advice £100.00
It was resolved to approve the grants for Church maintenance £450, and Citizens Advice £100.00

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- 20/9P. To consider the planning for white paper consultation from NALC
It was resolved that the Cllrs would respond to the clerk by 30.9.20, and the answers collated as a response from the Parish Council.
- 20/9Q. To consider the co-ordination of the link emails
It was resolved that the clerk would take over the co-ordination of the link, Cllr Rolfe will access the list and forward to the clerk for distribution.
- 20/9R. To consider the overgrown hedges and verges in the Parish.
It was resolved that the clerk would write an article for the cross connections to ask residents to keep hedges and verges cut back and maintained. This will be sent out on the link, parish website and social media.
- 20/9S. To consider the Stronger Somerset proposal from the District Councils.
It was resolved to wait until the public consultation to respond to the Stronger Somerset proposal from the District Councils.
- 20/9T. To consider a memorial plaque for Cllr Pritchard.
It was resolved to approve a memorial plaque for Cllr Pritchard. Cllr Rolfe will discuss a suitable location with her family.
- 20/9U. To consider a savings account for the Parish Council reserves
It was resolved to transfer Parish Council reserve funds to a Lloyds instant saver account initially and to review at the end of the end of the financial year.
- 20/9V. Cllr Reports
Cllr A Lane reported the lottery application for a projector had been refused and therefore would make an application to the National Grid.
Cllr E Parker reported that at the Coffin Lane meeting on 8.9.20 G Page informed the group that quarry lorries approve of the one-way system into Cross Lane. An apology was given verbally to S Gard and G Fell by the Cross to Axbridge Safe Path subgroup of the Parish Council regarding the work to Cross Lane notifications. As the Link will be back in operation, notifications will be sent from the Parish Council to link users as soon as they are received.
Cllr T Brownlow informed the Council that 3 new sets of pads for the defibrillator are required at a cost of £100, the Council unanimously agreed the purchase. Two of the defibrillators had been deployed but not used. Stickers will be placed around the villages notifying that defibrillators are in place. A triangular sign will be placed on the outside wall of the Webbington Hotel providing notification of a defibrillator.
Cllr D McCarthy sent a report prior to the meeting regarding traffic calming and tree planting options. A letter will be sent to Cllr B Filmer to follow up on traffic calming measures with Alun Jones. Pull in areas on the Webbington Road need aggregate to fill the area due to

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usage. The clerk will ask Somerset County Council Highways who is responsible.

As the Police have closed the Gorge to prevent groups of car racers, the parishes have seen an increase of these drivers to the area which results in littering and excess noise. The clerk will ask the local PCSO for an update on the situation and what can be done to reduce/prevent this in the parish.

20/9W. Items for next agenda- Bike Racks, memorial plaque, budget and reserves policy

Date of Next Meeting – 14th October 2020 at 7.30pm

The meeting finished at 9.35pm

End of minutes