

Hemington, Hardington & Foxcote Parish Council

MENDIP DISTRICT OF THE COUNTY OF SOMERSET

MINUTES OF THE ANNUAL PARISH COUNCIL MEETING

Held on Wednesday 14 June 2017 in Faulkland Village Hall at 19:30

Present: Councillors V. Curtis, F. Green, F. Hayward, T. Hucker (Meeting Chairman)

In attendance: R. Campbell (Clerk), seven members of the public

PUBLIC PARTICIPATION

- Chris Beaver, planning consultant, referred to the outline application granted for 8 units on land north of Faulkland High Street. After discussion with Mendip the mix in the detailed application (2017/0395/FUL) had been changed and was now for 2 x 2, 3 x 3, 3 x 4, and 1 x 5 bed houses of vernacular design using local materials. An extensive drainage search had been carried out. A lot would be spent to make sure there were no drainage problems. The run-off was not allowed to exceed that of the greenfield site.
- The Chairman invited members of the public to ask the developers about concerns which had been raised locally, including the heights of dwellings.
- Richard Golland asked why the design on the outline application for lower, cottage-style houses with dormers had been changed. Why were the chimney stacks of brick when the rest was stone?
Mr Beaver said the proposals of the previous developer were not buildable. He would ask the architect about the stacks.
- Developer Nick Martin said construction time would be about one year. Access to the site during development would be from the top of Faulkland village and then via Grove Lane (at the edge of the bridleway).
There would be no affordable houses. Five housing associations had been approached but none was willing to take on a single dwelling.
The houses were likely to cost between 350K and £1m.
- Other questions/statements included:
 - the height above sea level should be included on the plans.
The dwellings had been plotted on a topographical survey. Mr Beaver could send ridge and eaves heights.
 - the land was higher than most surrounding houses, so roof pitch would be important
 - how close were the houses?
Mr Beaver said the development was quite spacious by modern standards and probably lower density than West Farm. He pointed out that the number of houses had been approved, as had the access, with separate footway.

- the chief concern in the village was to avoid more ‘monsters’ like West Farm.
- where would the contractors’ car park be?
Mr Martin said it would be on their land. They would try and stop road parking. It was hoped there would not be too much muck to take away. Mud on the road would be cleaned up

- Richard Golland and Liz Morris thought that the ground floor of adjacent houses would overlook their first floors.
Mr Beaver said that ridge heights would be no greater than those of surrounding properties. Change was undeniable; it was a question of managing it.
- The Chairman thanked Messrs Martin and Beaver for being up-front. They left the meeting.
- Implications of the closure of the Faulkland Inn were discussed. An extra meeting of Faulkland Village Hall Committee was needed to make new arrangements for the Barbecue bar.

2524 **Apologies** Apologies for absence were received and accepted from Cllrs M. Corney and B. Seviour. Both were working.

2525 **Interests** There were no declarations of interests.

2526 **Minutes** The Minutes of the Annual Parish Council Meeting of 10 May 2017 were agreed to be a true record. They were signed by the Chairman.

2527 **Clerk’s Report** The Clerk reported on actions from previous meetings as follows:

2516c	Rose Cottage driveway	Enforcement advises permission needed as access is from classified road.
2484	Restricted byway FR6/51	Map and update received 14/06/17
	Outstanding highway maintenance items	Clerk to meet Area Superintendent Graham Gibson on 20/06/17
2392(b)	Faulkland pond	13/6/17 Idverde asked to start cutting grass round pond again as ducklings had grown

2528 **Planning**

(a) Applications

Revised application 05/05/2017 2017/0395/FUL 02/03/2017	Land North of Faulkland High Street, Faulkland	Proposed eight dwellings with associated access.
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Cllr Corney had distributed a report. Councillors discussed this and the pitches of roofs.

RESOLVED to recommend refusal (proposed Cllr Green, 2nd Cllr Curtis, unanimous).

Observations: there is dominant overlooking by units 1 and 2. If units 1 and 2 were reconfigured to be 1.5 storeys high, the PC would support the proposal

2017/1241/HSE 09/05/2017	16 Lansdown View, Tynning Hill to Faulkland BA3 5UT	Single storey porch to front elevation.
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RESOLVED to recommend approval (proposed Cllr Curtis, 2nd Cllr Hucker, unanimous).

(b) Planning decisions were noted as follows

2017/0879/CLE 23/03/2017 Approval 17/05/2017	Haywood Farm Terry Hill to Green Street Hemington BA3 5UF	Stationing and use of one caravan for residential purposes
2017/0893/HSE 26/04/2017 Approval with conditions 25/05/2017	4 The Retreat Foxcote Radstock BA3 5YF	First floor extension over rear ground floor extension to create third bedroom; alteration of garage to form ancillary accommodation.
2017/0263/HSE & 0264/LBC 18/02/2017 Approval with conditions 05/05/17	Lower Farm House, Faulkland, Radstock BA3 5XD	Erection of garden room.

(c) Enforcement updates Rose Cottage driveway – see Clerk’s report (2527 above). Cllr Hucker reported that enforcement action had been taken at land south of Oldfield Farm.

2529 **Highways**

(a) It was agreed **not** to ask for the central white line on Faulkland High Street (A366) to be reinstated.

(b) The Highways Engineer had been asked to proceed with items from the recent meeting which had been agreed by the Parish Council. A meeting with the Area Superintendent on maintenance matters was pending.

(c) It was noted that May speed indicator figures showed somewhat lower speeds. It was suggested this might reduce the need for a 20mph limit.

2530 **Finance**

(a) The Month 2 financial statement was received and noted

(b) **RESOLVED** (proposed Cllr Hucker, 2nd Cllr Green, unanimous) to pay the following

Idverde – grass cutting April and May, inc. VAT	471.44
Sally Vince – Website hosting and maintenance 2015-17	365.00
Payroll for June	per budget
Payman.co.uk ltd – payroll processing 2016-17 and 2017-18, inc. VAT	144.00

2531 **Updates**

(a) Rights of Way A map of the proposed diversion had been received but a key to it was needed.

(b) Defibrillator To be put on hold till it is known what is to happen to the Faulkland Inn, which had offered to host the device.

(c) The Exchange No report

2532 **Correspondence and reports**

(a) Correspondence received since the last meeting was reviewed. No actions were identified.

(b) Miscellaneous reports

Cllr Curtis reported that the street lamp outside 18 Lansdown View was not working. Highways Lighting to be asked to repair.

2533 **Future meetings**

The date of the next meeting was confirmed as

12 July 19:30	Parish Council meeting	Faulkland Village Hall
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Cllr Hayward gave her apologies for that meeting.

The Chairman thanked all for attending and closed the meeting at 20:55