

Hemington, Hardington & Foxcote Parish Council

MENDIP DISTRICT OF THE COUNTY OF SOMERSET

MINUTES OF THE PARISH COUNCIL MEETING

Held on Wednesday 14 September 2016 in Faulkland Village Hall at 7.30pm

Present: Councillors M. Corney (Chairman), F. Green, F. Hayward, A. Hucker, B. Seviour

In attendance: District Councillor E. Drewe, R. Campbell (Clerk), seven members of the public.

PUBLIC PARTICIPATION

- Ann Gatley thanked the council for the renewed notice board at Faulkland Green
- Ian Wakeling said there was no council notice board in Hemington, but the Headteacher of Hemington Primary School had offered space on her outside board. He had asked the Parish Council to reconsider its recommendation on the planning application for Jubilee Cottages, Hemington because the council had made its recommendation before the community had had the chance to comment. He disagreed with Highways' observation that traffic travelled slowly at the site. There were half a dozen village objections on Mendip's website. He hoped the council would make similar representations. The continuous wall, a feature of the area, would be broken by the proposal.
- Cherry Wakeling did not think that Mendip had taken school traffic into account when it made its site visit
- District Cllr Edward Drewe had received four objections and had asked Mendip's Planning Manager to request that the application go to the Planning Board
- Lynda Le Ray said the site was very dangerous

The Chairman thanked the speakers and closed public participation.

2394 **Apologies** were received and accepted from Cllr V. Curtis

2395 **Interests** There were no declarations of interests

2405 **Reports**

part District Councillor's report This item was taken next.

Mendip has agreed to introduce a Community Infrastructure Charge, as provided for in the National Planning Policy Framework. This would be levied on new residential properties and conversions, the amount to be agreed, for improvement purposes. A percentage would be paid to the relevant parish council to hold against precept requirements or to use for community purposes.

2396 **Standing Orders**

RESOLVED (proposed Cllr Corney, 2nd Cllr Hucker, unanimous) to suspend Standing Orders for the duration of the meeting in order to allow possible reconsideration of planning application 2016/0321/FUL (Standing Order 7(a) refers).

2397 **Minutes**

The minutes of the Parish Council Meeting of 10 August 2016 were agreed to be a true record. They were signed by the Chairman.

2398 **Clerk's report**

A report on actions outstanding from previous meetings was distributed to members

2399 **Planning**

(a) Applications Councillors considered the following applications and recommended **2016/1659/LBC** Lower Farm House, Faulkland BA3 5XD. Removal of redundant door and replacement by stonework on road elevation.

RESOLVED (proposed Cllr Corney, 2nd Cllr Hucker, 3 for, 2 abstentions) to **recommend approval**.

2016/1991/HSE Top House, Chickwell Lane, Hemington BA3 5XT. Minor internal alterations and extension. Councillors considered the extension to be in proportion, with blending roofing materials.

RESOLVED (proposed Cllr Hayward, 2nd Cllr Green, unanimous) to **recommend approval**.

2016/2041/FUL 14 Fulwell Close, Faulkland BA3 5XL. Construction of a conservatory from the rear elevation.

RESOLVED (proposed Cllr Seviour, 2nd Cllr Green, unanimous) to **recommend approval**.

16/2108/HSE & 2109/LBC Lower Farm House, Faulkland BA3 5XD. Erection of Garden Room.

RESOLVED (proposed Cllr Corney, 2nd Cllr Green, unanimous) to **recommend approval**.

16/2082/HSE Limekiln House, Faulkland to Norton St Philip Road BA3 5XE. Erection of conservatory and balcony.

RESOLVED (proposed Cllr Hayward, 2nd Cllr Corney, unanimous) to **recommend approval**.

(b) Reconsideration

RESOLVED (proposed Cllr Corney, 2nd Cllr Hucker, 3 in favour, 2 abstentions) to rescind the decision made on 10 August (minute 2387a) and reconsider the following application:

2016/0321/FUL Jubilee Cottages Southfield Hill Hemington BA3 5XU

Proposal: Renovation of an existing Victorian coach house that is currently derelict and increasingly structurally unstable. Plans drawn for a 2 bedroom holiday cottage to make best use of the current property to benefit the local area and make the project financially viable, benefiting local tourism.

- Cllr Corney said there were a number of comments, all opposed to the application, on the Mendip website. Overall, concerns were about the road. Highways require a condition that no water will flow off the site.

- Cllr Hucker said the main reason in favour of the proposal was that it would bring a derelict building back to life. He thought parking outside the school was more of a problem than at this location.

The Chairman suspended the meeting at this point to allow further public participation.

- Ian Wakeling said that his own driveway, above the site, has a longer view and a good splay, but he has encountered passing vehicles only just stopping in time.
- District Cllr Drewe said that opposition was not on development but parking grounds. Parking would have to be tight up against the wall.

The Chairman again closed public participation and Councillors resumed consideration of the application.

In view of the fact that a site notice had only recently been posted, it was agreed to ask for a further time extension. Councillors would visit the site and meet on Wednesday 21st September at 6.45pm in Faulkland Village Hall to make their recommendation.

(c) It was noted that the Planning Authority has decided that prior approval is not required for application **2016/1873/PAA** Buildings At West Farm High Street Faulkland Radstock BA3 5UX.

(d) The following planning and enforcement decisions and updates were noted:

2016/0582/APP Land S. of West Farm, High Street, Faulkland BA3 5UX.

Details reserved by conditions 8 (external materials), 15 (vehicular access) and 23 (foul water drainage) on planning permission 2013/0914. **Approval**

2016/1749/FUL Hillside, Southfield Hill, Hemington, Radstock BA3 5XU. Erection of new garage with ancillary storage. **Approval** with conditions

2106/2102/APP Land adjacent to Oaklea and The Cottage. Application for approval of details reserved by condition 3 (sample panel -external facing stonework) on planning permission 2016/1132/FUL. **Approval.**

APP/Q3305/W/16/3151009 2 Pond Cottages, Bishop Street, Faulkland, Frome BA3 5XB. Appeal against refusal of permission for new vehicular access and turning area. **Appeal dismissed.**

2400 **Highways**

- It was agreed to monitor the amount of mud on Fulwell Lane from the West Farm site and contact the developer if necessary.
- Highways had again been requested to supply farm warning signs at Haywood Farm.
- A map was marked to show Highways where in the E. Faulkland layby the PC wished to install a litter bin
- The uncut hedge in Greenway Lane, by the gravel dump, had again been reported (ref 333599)
- Speedwatch: to be an October item.

2401 **Motorcycling at Foxcote**

Concerns about motorbikes on the fields between Foxcote Cottage and St James's Church were noted. The landowner had resolved the problem.

2402 **Rights of way**

The bridleway from Grove Lane is now in excellent condition, thanks to Lynda Le Ray and the Bridleways Association. The 'county road' behind Faulkland Green is virtually impassable.

2403 **The Exchange** Cllr Hayward was organizing a painting group for the next weekend.

2404 **Finance**

(a) A Month 5 financial statement was received and approved.

(b) **RESOLVED** (proposed Cllr Corney, 2nd Cllr Green, unanimous) to adopt minor amendments to Financial Regulations per NALC/SLCC Model Regulations March 2016.

(c) **RESOLVED** (proposed Cllr Corney, 2nd Cllr Green, unanimous)

The Landscape Group – grass cutting July 2016	231.43
Jeremy Hunter - notice board repair (minute	400.00
R.Campbell – office allowance first half and office supplies	159.48

2405 **Correspondence and reports**

balance (a) No correspondence.

(b) Reports

- Dog and waste bins were still not being emptied. A map showing all bins to be sent to Mendip
- Cllr Drewe asked about 'Parking only for Village Hall Users' on Faulkland Village Green. To be an October agenda item.

2406 **Future meetings**

The dates of upcoming Parish Council Meetings were noted:

Wednesday 21 September, 6.45pm Faulkland Village Hall, if required for planning
Wednesday 12 October. 7.30pm, Faulkland Village Hall

2407 **Exclusion**

RESOLVED (proposed Cllr Hucker, 2nd Cllr Green, unanimous) that item 2408 be considered after the public (including the press) had been excluded because publicity would prejudice the public interest by reason of the confidential nature of the business. [Public Bodies (Admission to Meetings) Act 1960] 8.50

2408 **Faulkland Green and pond**

The status of Faulkland Green and pond to be checked with Mendip

RESOLVED (proposed Cllr Corney, 2nd Cllr Hucker, unanimous) to spend up to £500 to regularise the status if necessary).

The Chairman closed the meeting at 9:00pm