

Barton St David Parish Council

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Minutes of the Parish Council meeting held on Monday 29th January 2024

Present: Cllrs S Jackson (chair), D Rowley (chaired meeting) and A Hicks

In Attendance: C Potts (Clerk), 6 members of the public

Cllr Rowley (vice chair) chaired the meeting in Cllr Jackson's part absence.

Public Question Time – questions raised regarding Gigaclear broadband but no update to give and the bollards restricting the width of the road along the Jarmany Hill development. Clerk to report.

AGENDA

Meeting commenced at 7.45pm

(Cllr Jackson joined)

01.24 Apologies for Absence and to consider the reasons given

Cllr Rice due to illness and Cllr Kirkman is on maternity leave.

02.24 Declarations of Interest - none

03.24 Exclusion of the Press and Public - none

04.24 Condolences for the deaths of Cllr Philip Lettieri and Somerset Council Cllr Dean Ruddie

It was with much sadness that we had to report the passing of our long standing Somerset Council Councillor Dean, he regularly attended our meetings and was a friend and helpful ally to the village.

Action Clerk to send condolences to Somerton Town Council.

Likewise, our condolences were expressed to the family and friends of Philip, and to minute our thanks for his service on the Parish Council.

05.24 Minutes of previous Parish Council meeting

Confirmed and signed as a correct record, the minutes of the Parish Council meeting held on Monday 27th November 2023.

06.24 Planning

Applications

23/03167/S73 Location: Hill Farm Jarmany Hill. Proposal: S73 application to vary conditions 2 (Approved Plans) and 5 (Materials) of approval 23/00725/S73 (S73 Application to vary Conditions 02 (approved plans), 05 (materials & finish), 10 (vehicular access), 13 (parking and turning) & 14 (visibility splays) to reconfigure layouts from previously approved scheme relating to planning consent 22/00878/FUL; Demolition of agricultural barns (with Class Qb prior approval) and erection of 5 dwellings.); to allow amendments to Plot 5 with the addition of an orangery to the rear of the dwelling, to change the double car port to a triple car port and to remove the access track and gate to neighbouring field as no longer required.

We have recommended refusal on all previous applications relating to this development. Our recommendation for this one is to leave this decision to the planning department.

However, we would like to raise the observation that barriers have been placed along both sides of the Highway restricting the width of the road along this development without any signage.

We also assume the CIL payment will be altered to recognise this and the other increases in dwellings footage?

23/03003/FUL Location: Chisletts Cottage, Main Street. Proposal: Proposed annex for family member. Unanimously recommended refusal on the material consideration outlines below –

1. Concerns regarding Foul Drainage assessment specifically answers to Q8. Siting of drainage field/soakaway discharge from a septic tank or package. Eg They have not confirmed if the septic tank is 15m from any building, plus is a septic tank appropriate? Lack of exemption to phosphate mitigation given.
2. Biodiversity checklist not completed correctly eg Renovation or conversion of buildings including barns answer - No.
3. Building materials stated are not in keeping with the local area which is Blue Lias stone and Ronan tiles.
4. This is not an annex but a standalone separate dwelling.

Decisions

23/00608/FUL Location: Land At North Of Jarmany Hill. Proposal: Change of use of land from agriculture to equestrian use (part private, part commercial), creation of a stable building containing 7 stables, 3 private, 4 full livery, erection of a horse walker, hay barn, menage, sand pen and associated development (Retrospective). Status: Approved

21/01175/FUL Location: Land At High Lane. Proposal: Erection of three dwellings with associated parking and gardens. Status: Withdrawn

23/02907/COL Location: Laurel Farm Mill. Proposal: Application for a Lawful Development Certificate for the existing use of land as residential garden. Decision: Application Permitted

Other

CIL payment for 23/02537/S73 at Land Opposite The Stonehouse Mill Road. The Clerk has chased this payment given the as yet unapproved dwelling already has a roof. The Planning Obligations office had not received a commencement notice which they chased and duly served a demand notice. We should receive our CIL payment of approximately £2500 shortly.

07.24 Resolutions

1. Councillor vacancies – Chair

Currently there are 2 vacancies which we can be filled by co-option. RESOLVED actively recruit new councillors. Clerk to contact Cllr Kirkman.

2. Confirmation of Annual meeting dates

The Clerks confirmed that the Annual General meeting has to be in May, and the Annual Parish meeting must be held between 31st March and 1st June leaving no other option than April.

RESOLVED hold APM on 29th April and AGM on 20th May.

3. Approval of training course fees

Cllr Rice would like to attend the Councillors: Social media skills on the 12th February and Principles of internal and external audit on the 1st March, total cost £45. RESOLVED approved.

4. Asset and Services Devolution

Asset of land listed in Barton St David – ref A5/A916/E department holding AG007 (Field on Main Street). The Clerk has asked the Devolution Team what the plans are for this land and could it be transferred to the Parish Council? Also, would there be a charge for this land or would the ownership just be transferred. If the former, some idea of value so that we could plan accordingly. If it had to be bought and we couldn't afford the whole field, could we have first option of buying a part of it? And lastly will the sale be in the public domain?

Several members of the public thought there were other County owned land assets in the village. RESOLVED continue to press for answers on AG007 and find out about other assets. **Action Clerk.**

5. Workplan updates and actions

a. Communication

i. Social media channels

Cllr Rice was absent. Carry forward summary of comments and recommendations to March meeting. **Action Clerk.**

ii. PC notice board in the pub

Cllr Jackson still needs to confirm. Carry forward summary of comments and recommendations to March meeting. **Action Clerk.**

b. Neighbourhood Plan update – Cllr Jackson

Request for Survey Monkey subscription for questionnaire £300 and if approved to be added to this month's payment list. RESOLVED approved.

c. Infrastructure

Drainage review

The Clerk presented a map highlighting known drainage and sewage issues in the village – see appendix. A complicated picture with a combination of Highways, Wessex Water and property owner responsibilities. A couple of additional problems were raised. The majority of issues are ongoing and the Clerk has chased and reported back on numerous occasions. It was discussed whether the PC could pay for any drain cleaning, specifically between connections not just gully pots. RESOLVED Explore whether this is possible. **Action Clerk** to try and acquire a drainage map from Highways.

6. Any updates requiring Resolutions - none

08.24 Actions from minutes not already covered / carried forward

FINANCE

09.24 Accounts for payment - Reviewed and approved items of expenditure.

1. Clerk's salary for December £417.20 including 3 bank holidays and 20i website hosting fee and January £218.98.

2. Invoices for the Village Hall -

a. Hall hire - £90 and 50% of newsletter printing costs - £186 Total £286

b. 50% of hedge cutting costs - £95

3. Grant application from Barton PCC for £830.00

4. Payment for grass cutting of Stocks and Telephone Box Greens and insurance for P Farrant £123.08

5. Survey Monkey subscription £300

10.24 Bank reconciliation, cashflow and budget priorities

Agreed and verified the bank reconciliation figures as of 22nd January 2024 against the bank statements and cashflow.

Current Account £3023.57, Saving Account - £29703.17 = TOTAL £32726.74

Confirmed Precept request of £11000 **Action Clerk** to submitted by 2nd February.

11.24 Items for next meeting – Meeting to be limited to urgent items to enable a strategy session to feed into the budget.

Next meeting – Monday 26th February at 7.30pm

Meeting closed 9.51pm

Signed by Chair

Date

Actions

Clerk

1. Bank payments
2. Carry forward agenda items
3. Submit precept
4. Report planning comments
5. Drainage map

Cllr Jackson

1. Tree audit follow up
2. Notice board in the Barton Inn follow up

Cllr Rowley – Asset/services summary

Cllr Rice – social media review

Appendix - Drainage and Sewage issues

