Barton St David Parish Council

Clerk to the Council: Caron Potts
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Minutes of the Parish Council meeting held on **Monday 20th May 2024**

Present: Cllrs S Jackson (Chair), D Rowley, E Rice and A Hicks

In Attendance: C Potts (Clerk), Somerset Council Cllr Stephen Page. 7 members of the public

Public Question Time – Observation made about the weed around the war memorial. **Action Cllr Jackson** to spray.

Somerset Council Councillor report – SC are looking at 1000 voluntary and compulsory redundancies as part of their financial restructuring.

AGENDA

Meeting commenced at 8.30pm

44.24 Apologies for Absence and to consider the reasons given – Cllr Kirkman

45.24 Declarations of Interest - none

46.24 Exclusion of the Press and Public - none

47.24 Minutes of previous Parish Council meetings

Confirmed and signed as a correct record, the minutes of the Parish Council meeting held on Monday 29th April and confirmed the draft APM minutes to be signed at the next meeting.

48.24 Planning

Application

24/00406/FUL Location: Land Os 5522 Part, Mill Road. Proposal: Erection of single storey dwelling and detached garage. Recommended refusal by a majority vote.

Action Cllr Jackson to draft comments for approval before Clerk submits – see appendix.

Decisions

24/00702/P3MA Location: Land At Hill Farm Jarmany Hill. Proposal: Prior approval for proposed Change of use from commercial, business and Service use (Class E) to dwellinghouse (Class C3). Proposed conversion of the Black Barn at Hill Farm from light industrial use to a single 2-bed dwellinghouse. Internal fit out to insulate to habitable conditions. Retain the exterior. Status: Approved

23/03167/S73 Location: Hill Farm Jarmany Hill. Proposal: S73 application to vary conditions 2 (Approved Plans) 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. Status: Approved

49.24 Resolutions

1. Workplan updates and actions
a. Communication
i. Social media update – carry forward, working party meeting still required. **Action Cllr Jackson** to arrange.
ii.Broadband update – Carry Forward. **Action Cllr Jackson**

b. Infrastructure

Drainage update
The Clerk has appointed the contract to Oneline and is just waiting for confirmation of a start date. The Chair expressed the councils thanks to Simon Chamberlain for help on this project.

3. Any updates requiring Resolutions

50.24 Actions from minutes not already covered / carried forward. The Clerk confirmed that she had followed up with StreetWorks regarding the repairs made by O'Connell's having laid the broadband cable. The stretch from the top of Jarmany Hill towards Butleigh has been marked up but not in the village so she will send a further communication.

FINANCE

51.24 Accounts for payment -To reviewed and approved expenditure.
1. Clerk's salary for May including 3 bank holidays and new printer ink (£22.47) - £327.42

52.24 Bank reconciliation and cashflow
Agreed and verified the bank reconciliation figures on 15th May 2024 against the bank statements and cashflow.

Current Account £3508.40, Saving Account - £37596.62 = TOTAL £41105.02

Action Clerk to proceed with opening new Unity Trust bank account as agreed at the AGM

53.24 Items for next meeting

Next meeting – Monday 24th June (not last Monday of the month)

Meeting closed 9.22pm

Signed by Chair **Date**

Actions
Clerk
1. Report planning comments
2. Open new bank account
3. Recontact Streetworks regarding Gigaclear road repairs

Cllr Jackson
1. Arrange SM meeting with Cllr Rice and Kirkman
2. Write broadband letters
3. Spray war memorial

Cllr Kerley cfwd
1. Approach Wessex Internet
2. Follow up on land asset

Appendix

Re: Planning Application 24/00406/FUL Location: Land Os 5522 Part, Mill Road. Barton St David

The Parish Council discussed this application at their meeting held on 20 May 2024. The Council notes that this Application is from a nearby resident for their own use, that the applicant had previously consulted with PC and it is a small development appropriate to the scale of the village. The Council recommended refusal by majority vote, for the following Material Considerations:

1. Phosphates and Nutrients Neutrality. A solution for addressing the phosphate issue with this development has not been provided. The Application states (Para 4.2 of the Assessment document) that “For this development, it is proposed to implement mitigation through offsetting via the purchase of nutrient credits”. The document goes on to state (Para 4.3) that “Currently there are no freely available and standard certified nutrient credit systems available.”
2. Capacity of Local Infrastructure – Flooding. This area of Barton St David has, in the last 2 months, had leavy local flooding and one nearby cottage has had flood water ingress through the floor tiles – the only time this has occurred in over 40 years of occupation by the owner. Photos of local flooding have been added to the Somerset Council Planning Application website. This development will add to the risk of further flooding: it appears that the development will only add to the over stretch capacity of the local infrastructure and there are no additional mitigation schemes.
3. Noise Pollution – Air Source Heat Pump. Although welcome the use of a heat pump, the pump is located on the side of the development next to the adjacent property. There is therefore likely to be noise pollution for neighbours.
4. Nature Conservation and Highway Safety – Hedge. The Application fails to address the issue of the existing established and old hedge that forms the boundary with Mill Road. The PC would not wish to see this hedge removed, but there will be a need to address and resolve safe access to and from the development.
5. Nature Conservation and Village Character. Barton St David is characterised by groups of houses and cottages separated by green spaces and agricultural land. To date, there has been no ribbon development away from the village along access roads. This development is ribbon development – extending the village into green and agricultural areas.