

Barton St David Parish Council

Clerk to the Council: Caron Potts
Withy Lane Farmhouse, Silver Street, Barton St David, TA11 6DD.
Telephone 01458 850875 Email clerkbsd@outlook.com

Minutes of the Parish Council meeting held on Monday 30th September 2024

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

In Attendance: C Potts (Clerk), SC Cllr Stephen Page and 7 members of the public

Public Question Time Positive feedback received about the flowing of the drains following the recent heavy rain.

Somerset Council Councillor report – Financial update circulated to Cllrs prior to meeting. Cllr Page has been elected to the Somerset South Planning Committee and is vice chair of the Avalon and Polder LCN.

AGENDA

Meeting commenced at 7.47pm

74.24 Apologies for Absence and to consider the reasons given

Apologies received from Cllr Kirkman and SC Councillor Tim Kerley both due to family commitments.

75.24 Declarations of Interest - none

76.24 Exclusion of the Press and Public - none

77.24 Minutes of previous Parish Council meetings

Confirmed and signed as a correct record, the minutes of the Parish Council meeting held on Monday 22nd July.

78.24 Planning

Application

24/01659/HOU Location: Brockham House Mill Road. Proposal: Proposal: One single storey outbuilding for use as Gym, entrance gates, external stairs and roof lights to existing garage, rear balcony to existing dwelling. Unanimously recommended refusal – see appendix for full details.

Decisions

24/01577/COL Location: Box Cottage Silver Street. Proposal: Application for a Lawful Development Certificate for the Existing use of a log cabin. Application Type : Certificate of Lawful Use or Development - for information only. Application Refused, express planning permission required.

24/01565/DOC1. Proposal: Discharge of Conditions No. 7 (Materials), No. 12 (External Lighting), No. 13 (EVCP's) and No. 15 (Hardsurfacing) of Planning Application 19/01795/FUL. Location: Land Os 9121 At Butts Drove Gosling Street. Decision: Conditions Discharged

79.24 Resolutions

1. Revised Workplan approval, updates and actions

a. Communication

i. Social media update

Cllr Rice advised that costs for his preferred platforms had not increased significantly and the Clerk confirmed that the village Facebook page is still live but posted onto infrequently. The current administrator is happy to relinquish responsibility but express the importance and requirement for an administrator to monitor the site.

It was agreed that the website need a makeover but a clear brief is required before this can happen. RESOLVED Strategy required to move forward. **Action Cllr Jackson** to speak to VH chair regarding website.

ii. Pub notice board - Cllr Jackson still needs to liaise. Action carried forward.

iii. Village Hall/PC joint meeting

Cllr Rowley advised that this had been a useful meeting, significant progress had been made in tracing historical information regarding land ownership which now needs to be registered correctly. They are going to advise any likely financial requests in time for our budget process.

b. Neighbourhood Plan update

The next stage is to take the survey results and turn these into policies which will require external assistance to make it legal binding. Cllr Jackson has applied for a grant which will hopefully cover the costs of a consultant needed to do this. For more background information Cllr Jackson requested approval to purchase a report for £60 from Somerset Environmental Records Centre (SERC) which will provide local data on wildlife, habitats and biodiversity. RESOLVED agreed to proceed.

c. Infrastructure

i. Village Signs

Having looked at the posts the Clerk reported little change in a year. RESOLVED Clerk to request update from SC regarding timing to replace and also instate the new pedestrian signs around the pub.

ii. Drainage update

Following a productive meeting in August with John Nicholson from SC Highways several potential solutions were identified for the high priority drainage issues.

1. Tootle Bridge - is it possible to dredge the river behind these properties to increase flow capacity and reduce potential flooding risk? JN has sent an email to the SC Flood team and to the Somerset Rivers Authority comms lead at the Lead Local Flood Authority team (Flooding) requesting that this is done.
2. SC field rented by Witherleigh Farm on Mill Road – the ditch to field boundary needs dredging to lower the invert to that of the outfall pipe to prevent water backing up to Double Gates Drove. JN confirmed a letter requesting that this be done had already been sent to the tenant. JN has chased this matter up with the SC estates team and they have contacted their tenant recently but no response yet so JN will get the enforcement letter out and raise an order.
3. Hill Farm, Jarmany Hill new housing development – planning ref 23/03167/S73. We discussed that due to the construction work debris had blocked the drains and could the developer be made accountable for clearing. JN advised that the site is on a S278 agreement so details passed to the SC Development control team.
4. Peacock Hill - We discussed that some of the issue here might be the considerable amount of surface water that streams down the road carrying debris with it. It's believed this might be exaggerated by the ditch having been blocked/capped when the new entrance to farm off Barton Road was built. JN has raised this with Farming and Wildlife Advisory Group (FWAG) and is awaiting an update.
5. Bottom of Peacock Hill and outside of Tootle Bec, Mill Road – It was agreed that both these sites require investigation work and are on the Structural Maintenance plan but there will be no update on timing until November.

RESOLVED **Action Clerk** to keep chasing.

- Ford at the bottom of path on Brook Lane still hasn't been cleared
Course of this waterway was discussed. RESOLVED **Action Cllr Jackson** to investigate

iii. Speed Indicator Devices

RESOLVED – Agreement to remove from current workplan.

d. Asset Management

i. War Memorial

The Clerk advised the David Odgers had cleaned up the memorial. RESOLVED thanks expressed to David.

ii. Litter and Dog bin waste removal costs.

We have been informed by SC that from next April we will have to pay £7.82 + vat per week for each of our bins to be emptied. We have 3 bins in the village, one is in the playpark which we raised with the VH, advising them that we wouldn't pay for this to be emptied. RESOLVED are there any alternative options? **Action all** to investigate.

RESOLVED New workplan approved. **Action Clerk** to upload onto website.

2. Donation to Royal British Legion and Remembrance service

Paul Eitzen advised that this would be the last year he will be organising this event having done it for over 20 years and requested a volunteer to take over. Maggie Love offer to do so. RESOLVED Sincere thanks to Paul for having done this for so long and to Maggie for taking over.

3. Approval of SALC Code of Conduct training course fees of £25 for Cllr Rice

RESOLVED approved. **Action Clerk** to add to payments list.

4. New Model Financial Regulations

Carry forward to next meeting. **Action Cllr Rice** to circulate his comments to Cllrs.

5. Somerset Council Tax Reduction Scheme

Cllr Rice commented that this was looking better than originally briefed.

6. Any updates requiring Resolutions – the Clerk requested approval for the SALC affiliation fees of £161.77. RESOLVED – approved. **Action Clerk** to add to payment list.

80.24 Actions from minutes not already covered / carried forward

The Clerk confirmed that the footpath just before Sycamore Farm, Barton Road had been cleared.

FINANCE

81.24 Accounts for payment

Reviewed and approved of items of expenditure.

1. Clerk's salary and expenses for August - £369.67 and September £322.85

2. September Newsletter printing invoice Jump £155

3. Somerset Bus Partnership Grant Application £250

82.24 Bank reconciliation and cashflow

Agreed and verified the bank reconciliation figures on 25th September 2024 against the bank statements and cashflow.

Current Account £419.53, Saving (instant access) Account - £ 36040.08, TOTAL £36459.61

83.24 Items for next meeting Financial regulations

Next meeting – Monday 28th October

Meeting closed at 9.54

Signed

Dated

Actions

Clerk

Submit planning comments and payments. Upload workplan onto website.

Chase highways ref signs and drainage

All

Rubbish collection alternatives

Financial regulations

Cllr Jackson

Liaise with VH regarding website

Brook Lane drainage course

Draft planning response and circulate

Appendix – Planning comments

Name of Parish Council:	Barton St David
Application Ref No:	24/01659/HOU AND 22/01644/FUL
Address:	Current: Brockham House, Mill Road, Barton St David, TA11 6DF Formerly: Land Opposite The Stonehouse, Mill Road, Barton St David
Date of response:	1 Oct 24

1. Support the granting of permission	☐	☐
Please explain below the main grounds on which you support the proposal:		
2. Object to the granting of permission	☒	☐
Please explain below the main grounds on which you object to the proposal:		

Material Considerations	Explanation of Grounds
1. Overlooking, loss of privacy or overbearing/overshadowing nature of proposal	The Application and supporting documents do NOT identify that this latest 24/01659/HOU Application is associated with the previous Application 22/01644/FUL – which is not fully complete. The Site was the subject of Enforcement Case Reference 23/00248/ENF Therefore, Consultees are being asked to make decisions on incomplete data. The proposed addition of a 1.8m high solid wood gate and 2 x pillars of 2.1m height is in complete contrast to the local neighbourhood – it will be the ONLY property with such a gate will have an overbearing impact on the area. See Other Reasons
2. Design & appearance, impact on public visual amenity	The Application is not correct: design of the gym in timber cladding is out of character with the neighbourhood and the associated adjacent house which is blue lias stone with <u>some</u> timber cladding. The gym IS visible from the road – the Application is factually incorrect The proposed addition of a 1.8m high solid wood gate and 2 x pillars of 2.1m height is in complete contrast to the local neighbourhood – it will be the ONLY property with such a gate with a significant detrimental impact on visual amenity.
3. Layout & density of building	
4. Effect on listed buildings and/or conservation areas	
5. Loss of trees or ecological habitats	

6. Inadequate parking and/or servicing areas	
7. Access, highways safety or traffic generation	Entrance to and egress from the property is not safe: an ancient hedge forms the north boundary. The PC strongly recommend that a condition is placed on this Application that the ancient hedge must be carefully dug up and transplanted to create the necessary Visibility Display whilst still keeping the hedge. It is also strongly recommended that the Planning Authority visit the site to see this issue. The PC and local Somerset Councillor Stephen Page would be delighted to meet with the Planning Authority
8. Noise, smells or disturbance from the scheme	
9. Flood Risk	There is a risk that addition of the gym could result in additional rainwater running off the roof into an adjacent ditch or the drains system, adding to the local flooding issues along Mill Road – which are fully documented with Somerset Highways. A drainage solution is not clear from the plans.
10. Other reason – please explain	This Application is a continuation of Planning Application 22/01644/FUL – which itself was the subject of some retrospective approval and is not yet fully complete. The Site was also the subject of Enforcement Case Reference 23/00248/ENF and should be taken into account in addressing this latest Application. The Application is factually incorrect – therefore Consultees are being presented with incorrect information on which to make a recommendation to the Planning Authority: • The gym proposed in this application is already partly built with connections for services in place. The base was built by 22 Jun 24, pre-dating the Application – photographic evidence is available. The timber frame is complete and the ply membrane appears to be in place • The gym and garage are both visible from the road – the Application incorrectly states they are not. Barton St David Parish Council are frustrated by the number of Planning Application changes for the Site and the Enforcement Case; it is challenging to provide a coherent response.
3. Comments only	