

Parish Council Barton St David

Clerk to the Council: Mrs Caron Potts
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Minutes of the Virtual Zoom Parish Council meeting held on Monday 22nd May 2020 commencing at 7.30pm.

Present: Cllrs Mr D Pye (Chair), Mr P Robinson, Ms C Heron, Mr D Britton, Mr S Cabble

In Attendance: Mrs Caron Potts (Clerk)

District Councillor: Mr Charlie Hull (apologies from SSDC Mr Tony Capozzoli and SCC Mr Dean Ruddle)

18 members of the public

Public Question Time

Question raised regarding house name changes in the village and whether it was possible to receive notification of them to enable to village map to be kept updated. Clerk to make enquiries at the District Council and also put a notice in the next newsletter.

Queries were asked about the speed notice on Double Gates Drove, it was confirmed that a review of this was on next month's agenda.

The sale of County land on Mill Road was raised and the question was asked why it wasn't sold at public auction? Clerk to draft a letter to SCC to obtain clarification.

Reports from County and District Councillors.

Cllr Charlie Hull reported that a 6 hour Area East planning meeting had taken place where 1 application for 200 houses was discussed and rejected.

Report from Speedwatch team - Speedwatch remains temporarily suspended.

Report from Footpath Officer

Phil Bradshaw via email reported that footpath usage remains high, the slightly faulty stile adjacent to Sycamore farm has been repaired swiftly, as always, when brought to the attention of Graham and John Davey.

Phil contacted Chris East from Somerset Council and he has agreed to replace the double stile between Blind lane and Copis Lane with hand gates and a hand-rail.

Council extended their thanks to Phil who does an excellent job monitoring, maintaining, and seeking the appropriate county support when required.

Police Report – none received

AGENDA

53.20 Clarification on virtual procedure and protocol

The Chair advised the meeting on how the virtual meeting would run according to adopted procedures to make is accessible to all.

54.20 Apologies for Absence and to consider the reasons given.

RESOLVED: apologies were given by Cllr D Goodman (Vice Chair) – unanimously accepted.

55.20 Declarations of Interest.

Members to declare any interests they may have in agenda items. None

56.20 Exclusion of the Press and Public

To agree any items to be dealt with after the Public has been excluded from the meeting.
Not applicable

57.20 Minutes of Parish Council Meeting held on Monday 27th April 2020.

To confirm and sign as a correct record, the minutes of the Parish Council Meeting held on the above date.

RESOLVED: Minutes agreed by all as a correct record and will be signed at a future date when safely able to do so.

58.20 Planning

1. New Applications

20/00975/FUL Land North of Laurel Farm Mill Road Barton St David. The erection of two detached two storey dwellings with associated access and parking.

Observations required by 25 May 2020.

Several members of the public spoke in opposition to the application and have already written letters of objection.

RESOLVED: unanimously against approving this planning application for the reasons below:

Objections to housing development on this site

- The land being sold by Somerset County Council is long-standing greenfield/ agricultural land which has been in constant agricultural/equine use. There is local need and demand for land for these purposes.
- BSD is a rural settlement; the proposed development does not meet Local Plan Policy SS2 objectives “creating employment opportunities appropriate to the scale of the settlement; creating or enhancing community facilities and services to serve the settlement; meeting identified housing need, particularly for affordable housing”. It does not meet requirements as set out in draft Local Plan review policy SS4. These are large and expensive properties which do not meet local housing needs.
- As per the Local Plan, the preferred option should be for development in towns and rural centres with amenities. Apart from a 25m section on the corner with Main Street, the whole of Mill Road has no pavements. It is extremely narrow in parts, including at the proposed site, and is in regular use by tractors and other large vehicles. It is not suitable for children walking to the playing fields. The development is close to the severe bend in Mill Road and issues with visibility.
- The development is on the outskirts of the built village and is not an infill. Laurels Farm is the last building on this side of Mill Road until an isolated farmhouse around 300m away, and the proposed dwellings would extend the line of buildings.
- BSD parish council has heard many objections to this proposal, and no support, from local residents.

Concerns about the proposed design

- The Parish Council is extremely concerned about the impact of the development on Wayside Cottages. The development is described as being “opposite the Stonehouse” but is in fact opposite Wayside Cottages – two small, linked cottages believed to be over 250 years old. The cottages are situated directly on the road which is narrow at this point – we understand 4.8m. The proposed buildings and the

removal of the hedge would have a negative impact on the privacy and amenities of these cottages, which, because they front on the road, are unable to adopt any screening. The proposed driveways are opposite the cottages, and vehicles entering and exiting the drives would be turning close to cottage windows – extremely intrusive, particularly at night.

- There are known problems with the sewer and drainage system on Mill Road, particularly in times of heavy rainfall with increased water run-off. Upgrading of these systems is required before any new development.
- The Parish Council fully endorses the objections of the Tree Officer and the need to protect the hedgerow and trees including the mature, healthy ash. (The Tree Council points out that individual ash trees have a far greater chance of avoiding ash dieback.)
- A small design point: several villagers have queried the description of timber on the frontage of the properties as being ‘vernacular’ – this is not a feature of Barton properties.

In addition, the Parish Council has two requests for the planning department and the planning committee.

1. With the complex nature of the application, specifically the impact on Wayside Cottages, which is difficult to ascertain virtually, we request that any decision application is delayed until Coronavirus restrictions are relaxed so that a site visit by the planning department and planning committee can take place.
2. Although this is a planning application for two houses, this land has been identified in the HELAA process – E/BADA/0009 – for potential development of 16 houses. The land is being purchased by a property developer. This means that any final development will be greater than two and would have a significant impact on a village with only 238 dwellings. We therefore request that the developer undertakes a consultation with local residents and the Parish Council.

20/01033/HOU 12 Park Close Barton St David Single storey side extension with pitched roof to form disabled bedroom and shower facilities.

Observations required by 19 May 2020. RESOLVED: Unanimously agreed

20/01172/HOU 7 Broadclose Way Barton St David. Erection of a two-storey extension to side and a single storey extension to rear of dwelling

Observations required by 26 May 2020. RESOLVED: Unanimously agreed

2. Decisions

20/00661/FUL 2 Wayside, Ashley Mill Road, Barton St David. The erection of new dwelling with associated parking, turning and vehicular access. Improvements to access and parking
Application permitted with conditions

3. Ongoing - Manor Farm development still awaiting update – ACTION Cllr Pye

59.20 Resolutions

1. Telephone Box refurbishment – To discuss quotes received and agree on the allocation of the work.

Agreed unanimously to award the work to Paul Tucker. ACTION Clerk to advise and establish a start date.

2. Clerk training – SALC Annual Audit: One-on-One Virtual Coaching £25. Unanimously agreed

3. Workplan update – Neighbourhood plan, proposed to proceed and apply to SSDC for Area Designation approval. Unanimously agreed - ACTION Cllr Pye

60.20 Actions from minutes not already covered / carried forward

Clerk confirmed that the defibrillator information had been forwarded to Cllr Robinson. A contact in Wessex Water had been found by Cllr Robinson, the Clerk is in communication with them and hopes to have a report for the next meeting.

Cllr Robinson confirmed that he had applied for a National Lottery grant for a defibrillator and exercise equipment, but it has been turned down because they are focussing on Coronavirus related applications.

FINANCE

61.20 Accounts for payment -To review and approve a schedule of items of expenditure
Clerks salary for May £189.52 (including holiday pay and allowances).
Insurance renewal £396.23 to Came & Company (includes telephone box)
RESOLVED: Payment to all above via BACs - agreed unanimously.

62.20 Bank reconciliation

To agree the bank reconciliation figures against the bank statements.

RESOLVED: agreed unanimously.

63.20 Income Received

Business savings account Interest received £13.53.

RESOLVED: agreed unanimously.

64.20 Items for next meeting

None received

Next meeting – Monday 22nd June 2020 at 7.30pm, venue TBC – assume virtual

Meeting ended at 9.00pm

Actions arising / carried forward from this meeting

Clerk

1. Enquire about house renaming notification
2. Send letter to SCC regarding private sale of Mill Road land.
3. Notify non and successful quotes for telephone box repainting and confirm timings
4. Review of Double Gates Drove sign in June
5. Chase Wessex Water report

Cllrs Heron and Goodman

1. Finalise Tree Policy

Cllr Pye

1. Apply to SSDC for Area Designation approval