

PITMINSTER PARISH COUNCIL

Minutes of Parish Council Meeting, held in Angersleigh Village Room on Thursday 13 December 2018.

Present. Cllrs Edmondson (Chair), Whatmore, Canniford, Neale, Lee and Burnett.
R Tyzack Clerk

Also, in attendance. Two members of public
John Thorne sent apologies

1. Apologies

None

2. Declarations

None

3. Matters arising

Two persons had been interviewed for Co-option. Both candidates were considered very suitable. It was resolved to accept Mike Threlfall as councillor with immediate effect. Jacqui Garland to be co-opted when the next Cllr position becomes vacant.

4. Planning applications to RESOLVE

- **30/18/0029** Replacement of detached garage with garage and store at Park Lodge Poundisford.

Denise Grandfield presented the application.

RESOLVED the application be approved

REASON FOR GRANTING PLANNING PERMISSION:

The proposed replacement garage is to be located to the south of the main dwelling. The proposed garage is not considered to have a significant impact on the residential or visual amenity of the area.

The proposal is not considered to have an impact upon the setting of the scheduled ancient monument to the east or the listed building to the north.

It complies with the guideline set out in the Highways Authority Standing Advice Document.

Due to the size of the garage a condition has been included to limit the use of the garage.

It is therefore recommended that planning permission be granted.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

- **30/18/0031** Replacement of outbuilding with the erection of a single storey self-contained unit to be used as ancillary accommodation at Fosgrove Lodge Green Lane Poundisford.

Denise Grandfield presented the application.

RESOLVED the application be refused

REASON FOR REFUSING PLANNING PERMISSION:

The applicants currently reside in the main dwelling known as Fosgrove Lodge. The proposed new build will provide detached 2-bedroom accommodation which will be

capable of being occupied independently from the main house. The submitted planning statement indicates the accommodation will be used by family members and relations and be used as ancillary accommodation. Apart from the familial connection, there would be no functional relationship with the main house, due to the self-contained facilities provided and the distance from the main dwelling house.

Both the distance from the main house and the size of the resulting accommodation and the fact that there will be no sharing of communal accommodation means that it cannot be considered as ancillary to the main dwelling.

Under SADMP Policy D6, the conversion of appropriate buildings within the curtilage of dwellings for ancillary accommodation will be permitted. This is a new build development that will replace a much smaller domestic storage building. The justification of Policy D6 states that "it is particularly important that a new dwelling is not created in this way outside a settlement." As the proposal does not constitute ancillary accommodation, it thereby conflicts with Policy D6.

The accommodation is not considered to have a functional need on the main property, provides independent living accommodation and is therefore refused.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

- **30/18/0028** erection of extensions including the raising of the roof to incorporate first floor accommodation at Park Lodge Poundisford.

Denise Grandfield presented the application.

RESOLVED the application be approved

REASON FOR GRANTING PLANNING PERMISSION:

The proposal includes the raising of the roof to provide accommodation at first floor level, this will result in the overall height of the property being increased by approximately 3 metres. The extension to the south by approximately 7metres. The raising of the roof will result in a more uniform roof structure when viewed from the highway.

It is considered that due to the location of the property the proposals will not have an adverse impact upon the neighbouring properties or the visual amenity of the area.

The property is screened from the highway by an existing hedge.

There is a footpath that runs from the north of the site, the proposals are not considered to have a significant upon the users of the footpath.

There is a grade II listed building, gate piers, located to the north and a scheduled ancient monument, The Poundisford Park Pale runs in a north south direction to the east of the property, the alterations to the building are not considered to cause a significant impact upon the setting of either of these designations.

The site plan shows alterations to the garage to the south of the property which is awaiting determination under application 30/18/0029.

It is therefore considered that planning permission be granted.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

5. 30/18/0031 Planning applications for OBSERVATION

- 30/18/0033 erection of a single storey amenity building at Taunton Deane Motorway Services Lowton Road Trull. RESOLVED to annotate the form with "No further comments".

- 30/18/0034 erection of a single storey amenity building at Taunton Deane Motorway Services Wrexon Cross Lane Pitminster. RESOLVED to annotate the form with “No further comments”.
- 30/18/0035 erection of 2 No. single storey dwellings in the garden to the rear of Yonderdown and 3 Curdleigh Lane Blagdon Hill. RESOLVED to annotate the form with Objects “The proposal constitutes the overdevelopment of backland and the undesirable intensification of the existing settlement. and an undesirable change in the pattern of development in Curdleigh Lane. The proposal would also create an unacceptable number of vehicles entering and exiting Curdleigh Lane at a single point”.
- 30/18/0032 erection of an agricultural storage building at 6 Greenways Selleck’s Green Pitminster. RESOLVED to annotate the form with “objects. It would appear no consideration has been given to the visual impact of the shed on the neighbours by siting it close to the boundary fence.

6. Minutes

Minutes of the Meeting held on Thursday 22 November 2018 already distributed were approved and signed.

7. To receive any planning enforcement items

Clerk was asked to send details of alleged contravention of planning at Yonderdown and No 3 Curdleigh Lane Blagdon Hill.

8. SID Batteries

Cllr Whatmore suggested obtaining a set of spare batteries for the SID. RESOLVED to purchase a new set and the payment would be taken from the CiL fund.

9. Community right to purchase

Clerk tabled the application form for Community Assets. RESOLVED he signed it and was witnessed by two councilors. This will be sent to TDBC.

10. Donations to Charities

Resolved that council in accordance with its powers under Section 137 and 139 of the LGA should incur expenditure of £30 each to The Devon and Somerset Air Ambulance and The Citizens Advice Bureau, which in the opinion of council is in the interests of the area and its inhabitants and will benefit them in a manner commensurate with the expenditure.

11. Precept

RESOLVED to set the precept as tabled in the budget.

After the meeting Clerk discovered that whilst producing the budget in a format to satisfy some councilors being able to view it, some figures had been corrupted. The outcome was that the uplift showed as 10% whereas it should have read 6%. The Precept will be re-resolved at January meeting.

12. AOR (areas of responsibility)

- **Cllr Neale**
REPORTED on wet and forget.
- **Cllr Burnett**
None

- **Cllr Lee**
REPORTED the meeting between Gigaclear and CDS.
- **Cllr Whatmore**
REPORTED Church heating has been installed. Toilet is the next project. Fundraising ongoing.
- **Cllr Edmondson**
Community meeting attended. He had meeting with Cllr Canniford to discuss the community contingency. It was expected to be modelled on the Milverton project.

13. Agenda items for next meeting

Microsoft Office for Cllr Whatmore, Pub. Donations.

14. Bank balance

Chairman REPORTED the balance £27120.28. Signed the statement.

15. Payment of invoices

RESOLVED to pay the following:

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| • Angersleigh Village Room (December x 1) | £14.00 |
| • Magic Webs (commercial hosting annual payment) | £78.00 |

16. Close meeting

There being no further business the meeting closed at 2130

Signed

Date Thursday 17 January 2019