

PITMINSTER PARISH COUNCIL

Minutes of Parish Council Meeting, held in Angersleigh Village Room on Thursday 24 August 2017

Present. Cllrs Newcombe (Chair), Whatmore, Neale, Edmondson, Christie and Lee.
Mr R Tyzack (Clerk to the Parish Council)
Denise Grandfield TDBC Planning.
Cllrs Thorne, Henley
4 members of public

1. Apologies

None.

2. Minutes

Minutes of the meeting held on Thursday 20 July 2017 as distributed were approved and signed.

3. Declarations

None.

4. Matters arising

- Chairman handed copy of letter for Mr Sanders and Mr Anthony to the Clerk for file.
- Chairman reported Cllr R Morgan and Cllr Bee Hopcraft have written confirming their resignation from council. Richard Morgan due ill health and Bee Hopcraft due to a course taking place on Thursday evenings. Clerk will report to TDBC.

5. Planning applications to resolve

- 30/17/0021 erection of first floor extension to north elevation of Woodman's Blagdon Hill.

RESOLVED the application be approved

REASON FOR GRANTING PLANNING PERMISSION:

After considerable debate and having considered the Planning Officer report together with policy and strategy on this occasion council approved the application after considering the following.

The applicant has attempted to bring the eaves down as much as possible but is constrained by the requirement to provide the necessary head height within the proposed bedroom. It would also restrict the amount of internal living space.

The adjacent property has an extension that is not subservient to its main dwelling. Taunton Deane Borough Council has no knowledge of when the extension to the adjacent dwelling was completed.

The proposed dwelling lies below the main road and is visible only from afar.

There were no letters of objection.

The design is not perfect; however, it is generally felt it will not affect the visual appearance and character to such an extent that it should be refused.

- 30/17/0020 replacement of garage and utility room and erection of two storey side and rear extension at Sunrise, The Green, Pitminster.

Denise Grandfield outlined the proposal.

RESOLVED the application be approved

REASON FOR GRANTING PLANNING PERMISSION:

Planning permission was given previously for a two-storey extension to the side under planning application 30/04/0010, therefore the principle of a side extension has been accepted previously. Part of this scheme appears to have been implemented with the two-storey extension to the rear and the front extension already being built. Whilst in design terms, the proposed extension would have visually looked better if the two roof slopes were equal, it is not considered to affect the appearance enough to warrant a refusal. The roof height of the extension is set down from the original roof giving the appearance of subservience and the extension has now been set in from the boundary to overcome the encroachment concerns. Part of the extension will be finished in render, whereas the main property is brick. Given the size of the extension, the use of render will help to reduce the appearance of bulkiness and will give a break in mass of the continuous brick work. In this regard, the scheme is acceptable.

- 30/17/0023 Demolition of porch, installation of two storeys glazed entrance, single storey extension to the south and two storey extension to the west at Blackbrook Barn Fosgrove Shoreditch Taunton.

Denise Grandfield outlined the proposal.

RESOLVED the application be approved

REASON FOR GRANTING PLANNING PERMISSION:

The relevant policies for the application to be assessed against are DM1 and D5. Policy D5 relates to extensions to dwellings and states that extensions will be permitted provided they do not harm a number of criteria. The first-floor extension to the west is proposed to be constructed in materials to match the existing and will have a ridge height at a lower level than the primary ridge. The single storey extension to the south has a stone plinth and end wall with an oak frame and glazing. A pitched slate tiled roof is proposed. Amended plans have been received showing gables to the roof rather than the currently proposed hip, which are considered more appropriate. The extensions would not be visible when viewed from the road. The appearance and character of building or street scene would not be unacceptably harmed by the development in accordance with the requirement of DM1 d. The application also proposes the removal of the existing porch and its replacement with a two-storey glazed opening with oak surround. The removal of the porch which was added at the time of conversion to residential, would emphasise the simple linear arrangement of the former barn and remove an incongruous domestic addition. The new glazed opening would not need permission.

The original barn conversion was accepted in order to retain the traditional building within the landscape and therefore can be described as an historic asset. The assessment of the proposal must therefore look at the significance of asset in the environment. In this case the significance of the barn is limited as it is not a listed building or within a Conservation Area. It does not affect the setting of a listed building or conservation area and its function has been altered from agricultural to dwelling. It is considered that the proposed extensions do not harm the form and character of the existing dwelling and the extensions are subservient to the original dwelling in scale and design. It is considered that the proposed extensions are sympathetic to the original

buildings. Existing amenity space, parking and turning areas would not be compromised by the proposal and residential amenity would not be compromised.
The proposal complies with the relevant policies and approval is recommended.

6. Planning applications for observation

- 30/17/0029 variation of condition No 11 (access visibility provision) of application 30/14/0026 at Pixie Lawn Blagdon Hill. RESOLVED to annotate the form with objects supports Highways comments.
- 30/17/0027 erection of a drive through kiosk with associated roadworks at Taunton Deane Motorway Services (Southbound) Lowton Road Trull. RESOLVED to annotate the form with objects to the granting of permission. Concern expressed by Highway England with regard this application is supported.
- 30/07/0028 erection of a drive through kiosk with associated roadworks at Taunton Deane Motorway Services (Northbound) Lowton Road Trull. RESOLVED to annotate the form with objects supports Highways comments.
- 30/17/022 change of use of Ag land to part domestic curtilage and part for tourism use. The Chair REPORTED this application had amendments submitted. Reducing the number of huts from 3 to 2. Removal of toilet block. Removal of mesh drive leaving parking in designated gravel areas. New red line reducing the size of the site. Following debate and noting the Cllrs comments, the Chair annotated the observation form as follows:
Objects to the granting of permission for the following reasons.
 1. Both the dwelling and tourism proposals extend beyond the village envelope.
 2. Negative impact on nearby listed buildings.
 3. Poor access, additional traffic.
 4. Affecting the visual amenity of the area. Impact on AONB.

7. To receive any planning enforcement items

- a) Field to north of Corner Cottage Poundisford has an increasing number of vehicles stored within. Clerk has reported this item.
- b) Field to west of Corner Cottage has a caravan stored in a barn where it appears that a person is living. Dogs are living on the premises. Clerk has reported this item.

8. Finger Posts

Cllr Edmondson REPORTED, following the workshop with SCC, a productive meeting took place with the volunteers prepared to carry out the task of preparing and painting the finger posts in the parish. There were some who wished to get on as soon as possible and others who wished to take a steady approach. It was suggested that one member would begin by making a start on the website and progress the Health and Safety application and report back with his findings. There are three finger posts that will require assistance as they are very close to the edge of highway.

9. Areas of Responsibility

The list of Cllrs responsibilities had been sent out with the Agenda. It was proposed and RESOLVED that "The Green" would be removed from the list as that has its own committee. The Chair asked Cllrs to report on their AOR.

- a) (PFA) Cllr Edmondson REPORTED that as the Pitminster and Angersleigh Playing Fields Association are proceeding with a Sports Pavilion only, and that in the Parish

Plan review there was an overwhelming view that a Parish Hall was needed, Cllrs might like to consider whether Council should lead on this. It was RESOLVED to allow Cllrs to think about the proposal and it would be an Agenda item in September.

- b) **(Defibrillator)** Cllr Christie REPORTED on a successful training meeting held recently. Once all the phone numbers, persons connected with Defib procedure and a map showing all the houses with names depicted thereon, a leaflet will be produced for distribution to the parish. She went on to report on another crash on the bends at Fulwood.
- c) **(Footpaths)** Cllr Whatmore REPORTED the path alongside the curve of the highway through Sellicks Green was in a bad state with many raised parts. (Speedwatch) There are 6 trained speed watch persons. He suggested a call be made for volunteers to help. RESOLVED to place a request in the next Newsletter. He went on to report that he hoped to invite Chair of Pitminster Charity to maybe make an occasional report on his activities to council meeting. However, this was not accepted.
- d) **(Alms Houses)** The following is a report from John Harrison Chair of Alms Houses Charity
We have refurbished No 2 and have a new occupant Miss Ailish Henchion who seems to have settled in well.
We have obtained Valuation Agency Equivalent Fair Rents on all the properties and 1, 3, and 4 will be uplifted to the set rent over the next 2 years however no 2 is paying the new rent now.
We have put in place periodic perimeter tidying of hedges and shrubs along with gutters and first floor windows being cleaned.
We are still awaiting to hear from Mr Brannan at No 3 that he has completed the decoration agreed which i understand is only now a small amount of skirting to be decorated but all the same it would be good to have completed sooner rather than later so that property is also brought up to a reasonable standard and the situation can be put behind us. He wants to paint the kitchen again ii supplied him with paint but not necessary prior to my inspection as we had already decorated as part of the refurb. Once inspected he will be offered the larger store for his bike and goods and No 2 can have his smaller one.
I believe Steve at No 4 is keeping on top of Mr Brannon's garden and his own.
- e) **(Hedges)** Cllr Neale REPORTED the hedges in Howleigh Lane had not been cut this season.
RESOLVED Clerk write to Highways on those items reported above.

10. Agenda items for next meeting

Topics for newsletter.
Village Hall.

11. Bank balance

Clerk REPORTED the balance £24977.21. Cllr Newcombe signed the bank statement.

12. Payment of accounts

RESOLVED the invoices as reported in the Agenda to be paid.

- Angersleigh Village Room (August) £14.00
- Angersleigh Village Room (Training) £20.00

13. Close meeting

There being no further business the meeting closed at 2130

Signed

Date Thursday 28 September 2017