

PITMINSTER PARISH COUNCIL

Minutes of Parish Council Meeting, held in Angersleigh Village Room on Thursday 20 July 2017

Present. Cllrs Newcombe (Chair), Whatmore, Neale, Edmondson, Christie and Lee.

Mr R Tyzack (Clerk to the Parish Council)

Denise Grandfield TDBC Planning.

Cllr Thorne

20 members of public

1. Apologies

Cllrs Hopcraft (Domestic) and Morgan (unwell), both accepted.

2. Minutes

Minutes of the meeting held on Thursday 22 June 2017 as distributed were approved and signed after two changes, namely Item 10 (a parishioner instead of a few) and item 11 (registered instead of applied).

3. Declarations

None.

4. Matters arising

- Sale of goods in Howleigh Lane. The Chair REPORTED he had a conversation with the owner in Howleigh Lane and the matter was now closed.
- Bees. The Chair REPORTED he had written to environmental Health and received a reply. The letters are on file.

5. Planning applications to resolve

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

Denise Grandfield (TDBC) outlined the proposal. Because permitted Development Rights were not withdrawn from the decision notice at the time of the barns being converted to dwellings it did not need the applicant to apply for permission to make a change to the front of the barn.

Mrs C Burnett of Fosgrove Barn Fosgrove addressed the council stating that she was happy with the two extensions to Black Brook Barn however, the removal of a third of the front of Black Brook Barn and installation of full glazing from ground through to eaves height would impinge on her privacy in her adjacent land and would seriously change the character of the barn frontage.

Cllrs asked Mrs Grandfield various questions regarding policy of conversions.

The Clerk replied that this latest information as explained regarding development rights was not his understanding from a telephone call he had with Mr G Clifford at TDBC. He suggested to the Chair for the council to be able to make an informed decision it would be correct to defer the decision to give the opportunity to get to the bottom of this new information.

RESOLVED defer the application to the following meeting.

The following applications were not ready and will be on next Agenda.

- 30/17/0021 erection of first floor extension to north elevation of Woodman's Blagdon Hill.
- 30/17/0020 replacement of garage and utility room and erection of two storey side and rear extension at Sunrise The Green Pitminster.

6. Planning applications for observation

- 30/17/022 change of use of Ag land to part domestic curtilage and part for tourism use with siting of 3 shepherd huts and erection of a toilet block on land adjacent to Cherry Tree Barn Sellicks Green Pitminster.

The Chair REPORTED this application had very recently been the subject of changes. It was now for two shepherd's huts and the toilet block had been expunged. He went on to say he had viewed every representation letter on the TDBC website and had correlated them into various headings to enable a proper debate to take place without repetition of the representations. All parishioners who wished could speak to the floor. Following the 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.

- 30/17/024CQ prior approval for proposed change of use from Ag building to dwelling house (class 3) and associated building operations at Seafeld West Buckland.

Following a short debate, Cllrs were of opinion they did not have enough information before them to make an informed decision. There were members of the public who spoke to the floor who reported they would gather information and report on the TDBC website. It was reported that the site notice had only recently been displayed providing a limited time for objectors to present their information. Clerk replied that he would email TDBC and propose an extension to the time limit. Following the debate and noting the Cllrs comments, the Chair annotated the observation form as follows:

Has no further comments to make.

- 28/17/0005 formation of vehicular access to serve car park at Taunton Racecourse Orchard Portman.

Following a short debate and noting Cllrs comments, the Chair annotated the observation form as follows:

Has no further comments to make.

7. To receive any planning enforcement items

Sellicks Green development under review at TDBC.

Pixie Lawn – Cllr Newcombe REPORTED that whilst riding his bicycle through Sellicks Green he made an observation regarding stability of Pixie Lawn. He asked if anyone knew who owned the property. Clerk replied that he thought it was the executors of the late Norman Rees. But Mr Sanders might be able to give more information. – Not enforcement but RESOLVED Chair write to Mr Sanders.

8. Pavilion update

Cllr Edmondson REPORTED following the sad result of the Lottery Bid, it had been decided by the PFA to proceed with a purpose-built replacement pavilion with loos, changing rooms kitchen and seating for about 60 people.

9. Blackdown Hills

Cllr Lee REPORTED minutes had been circulated. Main topics were Transport, Housing, HGV sat nav. It was hoped that an apple way to be routed for approx. 60 miles from Taunton to Sidmouth.

10. Chair Awards

Chair REPORTED he had received the request for nominations for suitable candidates. RESOLVED to put two names forward.

11. Areas of Responsibility

Chair REPORTED he had circulated a proposal of Cllrs responsibilities. RESOLVED that the list compiled from Cllrs input be circulated for tabling at the next meeting.

12. Arms House Charity

Chair REPORTED there was nothing to report. The Chair of the Charity will, if he has any information to share with the Parish Council pass it through Cllr Newcombe.

13. Finger posts

Meetings arranged. Cllr Edmondson will report back at next meeting.

14. Wessex Water

REPORTED agreement reached with "Bob" to complete the work in the lane between Blagdon Hill and Chelmsine. RESOLVED Cllr Neale will keep reminding Bob of his responsibilities.

15. Defibrillator

Cllr Christie REPORTED she had identified all the persons requiring training. She would hire Angersleigh Village Room. It was RESOLVED to provide funding.

16. Website

Cllr Christie REPORTED she required a better photograph of the Chair and requested Cllr Whatmore to assist. Cllr Whatmore REPORTED Gigaclear are progressing with the fiber rollout.

17. Agenda items for next meeting

AOR, Hedges.

18. Bank balance

Clerk REPORTED the balance £27386.69. Cllr Newcombe signed the bank statement.

19. Payment of accounts

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

- Peter Barton £280.00
- Angersleigh Village Room (June) £14.00
- Clerk salary (April May June) £1551.65
- Clerk expenses (April May June) £85.13
- Clerk Line rental (April May June) £41.85
- Clerk internet (April May June) £86.07

One late invoice

- Angersleigh Village Room (July) £14.00

20. Close meeting

There being no further business the meeting closed at 2200

Signed

Date Thursday 24 August 2017