

PITMINSTER PARISH COUNCIL

Minutes of Parish Council Meeting, held in Angersleigh Village Room on Thursday 22 June 2017

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

Mr R Tyzack (Clerk to the Parish Council)

Denise Grandfield TDBC Planning.

Cllr Henley

5 members of public

1. Apologies

Cllrs Hopcraft (Domestic) and Whatmore (holiday), both accepted. Cllr Thorne (SCC), other meeting.

2. Minutes

Minutes of the Annual Council Meeting held on Thursday 25 May 2017 as distributed were approved and signed after replacing Cllr Edmondson with Cllr Newcombe attending the Playing Fields Committee Meetings.

3. Declarations

None.

4. Matters arising

- Mobile Home upper Blagdon Hill This matter was now under investigation with Enforcement.
- Verges Green Lane. This matter had been raised with Highways by Cllr Henley.
- Litter. This matter had been raised with Viridor by Cllr Henley.

5. Planning applications to resolve

- 30/17/0013 erection of detached garage and creation of vehicular access to front of Yonderdown, Curdleigh Lane, Blagdon Hill.

Denise Grandfield (TDBC) outlined the proposal.

RESOLVED the application be granted.

REASON for granting permission:

The main consideration is impact on the landscape character of the area and visual amenity.

There will be negative impact on the landscape and visual amenity.

The application is considered to comply with the relevant policies.

- 30/17/0016 replacement single storey garage and sun room with insertion of dormer window at Elm Meadow Blagdon Hill.

Denise Grandfield (TDBC) outlined the proposal.

RESOLVED the application be approved

REASON for granting permission:

This is a resubmission of a previous scheme and seeks to change the position of the proposed dormer window.

There will be negative impact on the adjoining properties.

The application is considered to comply with the relevant policies.

Cllr Newcombe reported on observations by several parishioner's regarding Greenways Development at Sellicks Green. The development has not been carried out within the required timescale nor in accordance with the deposited plans. A conversation took place between representatives of some householders of the development and West View with Denise Grandfield. Cllr Newcombe requested Denise Grandfield report back to Enforcement at TDBC.

Cllr Newcombe requested Denise Grandfield to update Cllrs on the regulations surrounding barn conversions and once the barn becomes a dwelling.

Denise Grandfield reported there are many conditions when the barn is converted. It then becomes a dwelling and extensions are subject to Planning Framework D5 (extensions to dwellings), which provides criteria one of which is, they do not harm the form and character of the dwelling and are subservient to it in scale and design.

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.
- Demolition of porch, installation of two storeys glazed entrance, single storey extension to the west at Blackbrook Bar, Fosgrove Lane, Duddlestone.

6. Planning applications for observation

None.

7. To receive any planning enforcement items

See above.

8. Sellicks Green Development

REPORTED Clerk had emailed planning administration to inform them of the development taking place. It is not as shown in the deposited plans. See also above.

9. Finger posts

Cllr Newcombe REPORTED information email from Highways proposing training workshops for volunteers to be held on Tuesday 18th July 2017 at Ruishton Village Hall and Tuesday 25th July 2017 at Somerton Edgar Hall. Cllr Edmondson offered to attend one of the workshops and report back.

There is a website fingerposts@somerest.co.uk. where information is held.

10. Howleigh Lane – sale of items from dwelling

It was REPORTED that a Parishioner had enquired about the sale of garden and other products taking place from a dwelling. Clerk had sought advice from TDBC planning department. They reported if it was very small scale probably no further action. However, it would be prudent to apply for permission for change of use. RESOLVED Cllr Newcombe would speak with the owner and provided it is only limited and does not cause offence council would monitor the situation.

11. Defibrillator report

Cllr Christie REPORTED training and volunteer training to be held in July. She had registered for further funding to perhaps station a further Defib in Pitminster at the porch of the old school. The monthly check is very simple.

12. Website report

Cllr Christie REPORTED there is one photograph of Cllr Newcombe to change.

Development of the website was a project. It was hoped that some funding might be made available either from CiL or from the Solar money.

13. Proposed deposit account

Clerk REPORTED the options of various cash on demand accounts. Problems with online banking, Control of multiple Cllrs use, and passwords. RESOLVED leave money in current account.

14. Agenda items next meeting

Wessex Water
Alms houses charity
Portfolios for Cllrs

15. Bank balance

Clerk REPORTED the balance £26784.60. Cllr Newcombe signed the bank statement.

16. Payment of accounts

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

- SALC £264.28
- Pitminster PCC (hire of Hall x4) £100.00

17. Close meeting

There being no further business the meeting closed at 2100

Signed

Date Thursday 20 July 2017