

PITMINSTER PARISH COUNCIL

Minutes of Parish Council Meeting held at Old School Pitminster on Tuesday 13th July 2021 at 1900 (7PM).

Present

Cllr Burnett (Chair), Whatmore, Lee, Neale, Garland, Chapman and Newcombe.

Mr. R Tyzack (Clerk to the Parish Council).

Cllr Wakefield,

Members of public 3

Cllr Johnson apologised

Cllr Thorne apologised

1. Apologies

Cllr Threlfall (double appointment), accepted.

2. Declarations

Cllr Whatmore declared an interest in planning application 30/21/0022.

3. Delegated planning applications to be RESOLVED

- None.

4. Planning applications for OBSERVATION

- 30/21/0004 erection of split utility building and change of use from agricultural to residential gypsy site at Fosgrove Paddock Fosgrove, Shoreditch, Taunton.
Chair reported an email received from Mr Hicks SWAT Planning Department, asking Cllrs if they would include this item at the meeting as the application was overdue.
RESOLVED. Council supports the application as shown on the latest plan.
- 30/21/0022 Erection of No 1 detached bungalow with detached double garage on land adjacent to Mathews Farm, Blagdon Road, Blagdon Hill.
RESOLVED. The following observations to be sent to SWAT Planning.

The parish Council object to the application for the following reasons:

1. The application site is outside the village envelope (Taunton Deane Local Plan November 2004).
2. The application refers to land outside the development curtilage.
3. Contravenes Planning Policy DM2 - of which this Parish upholds and supports in every application of this type.
4. Proposed building on agricultural land.
5. The Parish Council is not convinced that safety of the access is controlled only by visibility splays. The entrance to the site and its entire length is very narrow and there is insufficient width for cars to pass so may cause an obstruction which causes cars to back up on the highway whilst safe passage for cars exiting takes place.
6. The proposal would bring a significant increase in the number of vehicles to leave and enter the traffic stream at a point where visibility is not great as seen when approaching in low slung vehicles. The pillar tops of the wall to the north restrict clear visibility. This may cause interference with the flow of traffic and consequent danger on this stretch of road. There have

been many vehicle accidents at the junction with Howleigh Lane.

7. The access is very poor. Historically, this access track has only been used by vehicles accessing Matthews Farmhouse, the agricultural land, Pixie Lawn and Shangri-La. This latest proposed development will bring potentially two more vehicles. Because the owner of Pixie Lawn owns the land on the corner of the access vehicles turning left into the access track from the main road must swing out crossing the central white line to gain access. If another vehicle is proceeding out, then one or other must give way. It may be necessary for the inbound vehicle to remain for some time in the centre of the carriageway causing a hazard on this particularly bad stretch of road with a dangerous road junction.
8. The access track is inaccessible for emergency vehicles.
9. The application has not proved due diligence in establishing the ability to access site nor or to gain permission to use proposed access routes
10. There will be intensification of use of this very narrow and bad access.
11. Application refers to fences of a certain height around the house that is out of keeping with a rural area
12. Exit from track not solely owner by applicant and has no right of way across a corner of the exit. i.e., applicant does not have a legal right to use the splay that they rely upon to exit the lane.
13. Splay not sufficient for domestic use.
14. Highways have stated refer to 'Standing Advice', Highways has **not** stated that the Splay and exit is satisfactory as suggested by the applicant - nor have any proposed changes to the exit been agreed to satisfy exit requirements - either agricultural or domestic. Section 1 of the Highways act covers Access, Parking and turning. This application does not satisfy these criteria as the exit is on a dangerous corner with limited visibility and it does have a detrimental impact on the adjoining highway (Refusal on that point alone). Additionally, there is no provision for turning or passing in the lane they do not own. Furthermore, the 'Advice ' covers domestic exits but states that they must own all the exit - the applicant does not.
15. Previous applications refused because of splay **and** outside the village curtilage (not just because of the exit as the Applicant's agent would have the planning department to believe)
16. No provision for safe collection of domestic waste
17. Not carbon neutral as suggested in supporting documentation - in fact their documentation highlights that there is an increase - Phosphate report vague - no specific location of tests - furthermore, test conclusions cannot be made until post the installation of the PTP.
18. Application states already in a residential area - factually incorrect and misleading... use of PTPs and discharge locations not identified
19. Nature report is not conclusive but selective - bat migration routes not covered. At least x2 locations in the immediate vicinity have had to make provision for bats with heated loft hatches as part of their planning applications; any proposed building in any form on agricultural land will disrupt bats flight paths at that location.
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21. The application refers to land outside the development curtilage.
22. Contravenes Planning Policy DM2 - of which this Parish upholds and supports in every application of this type.
23. Proposed building on agricultural land.
24. The Parish Council is not convinced that safety of the access is controlled only by visibility splays. The entrance to the site and its entire length is very narrow and there is insufficient

width for cars to pass so may cause an obstruction which causes cars to back up on the highway whilst safe passage for cars exiting takes place.

25. The proposal would bring a significant increase in the number of vehicles to leave and enter the traffic stream at a point where visibility is not great as seen when approaching in low slung vehicles. The pillar tops of the wall to the north restrict clear visibility. This may cause interference with the flow of traffic and consequent danger on this stretch of road. There have been many vehicle accidents at the junction with Howleigh Lane.
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5. Enforcement

None

6. Matters arising

None.

7. Minutes

Minutes of meeting held on Thursday 27th May 2021, already distributed were approved and signed. Minutes of meeting held on Thursday 24th June 2021 already distributed were held pending two changes to Blackdown Youth Club report. Will be approved and signed at next meeting.

8. Financial Regulations

Resolved to change the Financial Regulations authorizing Clerk to make expenditure in emergency to value of £350.00.

9. Reports from Cllr John Thorne forwarded to Clerk for distribution

RESOLVED the reports from John Thorne were helpful to councilors. Although lengthy councilors to pick and choose items from them as required.

10. Parish website

RESOLVED that the Clerk authorize Robert Edwards to rebuild the council website to a cost of £300.00.

11. AOR

12. Agenda items next meeting

13. Bank balance and reconciliation

Clerk REPORTED the balance £32264.33. Bank Reconciliation. Chair signed the statement.

14. Resolve payments

RESOLVED to pay the invoices as written in the Agenda.

15. Close meeting

There being no further business the meeting closed at 2115

Signed

Date Thursday 19th August 2021

Cllr Wakefield addressed the meeting and answered Cllrs questions.