

MEETING of DITCHEAT PARISH COUNCIL

MINUTES OF THE MEETING OF DITCHEAT PARISH COUNCIL HELD ON THURSDAY 19th SEPTEMBER 2019 AT 7.30PM AT CHURCH ROOM, DITCHEAT.

PRESENT: Chairperson – Councillor Evans (CE) and Councillors – Harrison (HH), Dando (JD), Hughes (LH) and Hutton (RH)

IN ATTENDANCE: Miss P Griffiths – Clerk to the Council.

PUBLIC PARTICIPATION – CE invited members of the public present to address the Council. Ms Paterson from Orme Architects gave an update on the new design for the proposed development at Folly Orchard. Mr R Yeoman spoke to support the development at Folly Orchard but insisted that provision of a pavement was essential. Mr A Nicholls stated that in principle he was not against the development at Folly Orchard but that all the dwellings in the proposed development should be set back in line with the existing houses, that a pavement should be included in the scheme and that in order to ensure the future of the orchard at the rear of the plot perhaps it could be donated to the Parish Council or others to manage and maintain. Mr R Yeoman then spoke again to comment of the planning application at Evercreech Junction stating that whilst he supports the industrial area was concerned about noise and light pollution and expressed disappointment in the landscaping at the site which was a condition of previous applications.

147/19 APOLOGIES FOR ABSENCE - Apologies for absence from Councillors Clark (HC) and Travis (RT) were received and approved. District Councillor Greenhalgh (JG) and PCSO Dury had sent their apologies.

148/19 CO-OPTION TO FILL THE VACANCY ON THE PARISH COUNCIL – Mrs Julie Derham (JDr) and Mr Roger James (RJ) were both co-opted as councillors by unanimous vote. JDr and RJ each signed the 'Declaration of Acceptance of Office

149/19 COUNTY AND DISTRICT COUNCILLORS REPORTS – The report from JG included the following:

- As a result of declining footfall and number of stallholders at Shepton Mallet's Sunday Market the Council has decided to transfer the running of the market to a newly formed Community Interest Company. The company is a collection of local residents with an interest in the market.
- Following the Council's decision to declare a climate emergency earlier this year they have appointed a new Climate Change and Resilience Officer, Hayley Warrens. Her role is to work with the Council to meet its target of being carbon neutral by 2030.
- The initial Councillor training programme is now drawing to a close and should be completed by the end of October. Further training and refresher training will be organised over the coming months on an ad hoc basis.
- As part of a strategy to focus the work of the Scrutiny Board a number of working groups have been set up. The groups will work on: "policies & strategies" effectively working as consultants for officers; "managing contracts" with a view to improving performance; "access" looking at both physical and virtual ways residents can access the Council and, finally, "tackling deprivation" helping to improve those areas where it is prevalent.
- The date of the next full Council meeting has been put back a week to the 30th September starting at 6:30 in the Council chamber.
- Brexit planning with the Officer Working Group continues, especially for a no-deal exit, with particular focus on the granting of Export Certificates for our regional food producers.

150/19 REPORT FROM AVON & SOMERSET CONSTABULARY – The report from PCSO Dury includes the following incidents:

7th August – Report of tree branches in the road along Wraxall Hill – Highways dealing.
10th August – Report of number plates being stolen from a vehicle in Alhampton.
12th August – Report of an accident near Arthurs Bridge – Emergency services attend.
13th August – Report of a tanker broken down on Wraxall Hill – Police attend.
14th and 28th August – Reports of lorries broken down on Wraxall Hill – Police attend.
29th August – Report of a vehicle abandoned in a dangerous position in the village – Police attend, but vehicle left prior to arrival.
31st August – Report of a barn fire, involving a vehicle near Snagg Lane – Fire and Police attend.
1st September – Reporting theft of farm equipment from a farm in Pylle.
22nd September – Report of damage to a vehicle in Pylle.

- 151/19 CODE OF CONDUCT – Declarations of interest and dispensations.
- a) Declarations of interest on items included on the agenda – JD declared personal interest in agenda item 156/19 1) a) as he can see the rear of the proposed replacement dwelling. JDr declared a personal interest in agenda item 156/19 1) a) as her property is adjacent to the proposed development site. RH declared a personal interest in agenda item 153/19 a) as Orme Architects acting for the applicant and were undertaking some unrelated consultancy work outside of the parish for a company of which he is a director and 153/19 b) as the agent for this applicant was also undertaking some unrelated consultancy work outside of the parish for a company of which he is a director.
 - b) There were no requests for dispensation for disclosable pecuniary interests.

152/19 MINUTES - The minutes of the meeting held on 8th August 2019 were approved and signed by the Chairman.

- 153/19 MATTERS ARISING - from the meeting held on 8th August 2019.
- a) Repair of wooden fence alongside the river by the Alham Bridge – the Clerk will follow up. **Action: The Clerk.**
 - b) Haddon Wood – Tree-sure Hunt Sunday 22nd September 2019 – JD confirmed that HC with JD's support will participate on behalf of the PC.
 - c) NASS event at Bath and West Showground – The report from the organisers of NASS which had been circulated by the Clerk was noted. The Clerk confirmed that DPC would be advised about any future events organised by Vision 9.
 - d) Protocol for marking the death of a senior national figure – it was confirmed that the memorial service as specified in the protocol as adopted at the meeting on 8th August should be just in the case of the death of the monarch. LH will amend the adopted protocol and then issue it to the Clerk for circulation. **Action: The Clerk and LH.**
 - e) Fly tipping on Wraxall Road - The Clerk confirmed that this had been reported. JD agreed to check if it had been removed and advise the Clerk. **Action: The Clerk and JD.**
 - f) Rubbish dumped by Aster Housing owned property in Southview – The Clerk confirmed that the matter had been reported to Aster Housing. JD confirmed that the rubbish had not been removed. The Clerk will follow up. **Action: The Clerk.**

154/19 MINUTES - The minutes of the meeting held on 29th August 2019 were approved and signed by the Chairman.

155/19 MATTERS ARISING from the meeting held on 29th August 2019 - None.

156/19 PLANNING

- 1) The following planning applications were considered:
 - a) 7 new dwellings following demolition of existing bungalow. Folly Orchard, Ditchat. Ref: 2019/2134/FUL. **Outcome:** Recommend refusal for the following reasons:

- The proposal makes no provision for a pavement on the side of the development. Failure to insist that a pavement is installed for this development would compromise pedestrian access from any future/other developments/provision of dwellings to the east of this site. The PC would wish to see a pavement installed along the whole length of the development from Back Lane around the corner and in front of the development linking up with the pavement outside of Coplands as a condition of any planning permission granted.
- The proximity of plots 5,6 and 7 to the boundary of Brosley is not considered acceptable (it is so close that the hedge as shown on the plan is missing at this point) considering that the garden of the replacement dwelling at plot 1 is so large the PC considers that the terrace blocks should be moved further east.
- The terrace block of dwellings number 5, 6 and 7 is too far forward in the plot and should be set further back from the road.

Accepting that the proposal is outside the current development limit and is not a designated site on the Local Plan the PC is, however, in principle supportive of the proposed development particularly with the retention of the remainder of the orchard to the rear of the plot which the proposal indicates will be kept and maintained as an orchard in keeping with the stance of the PC and parishioners that the orchards and open spaces within the village are integral and important features of the village.

- b) Proposed demolition of existing dwelling house and replace with 1 no dwelling house and extend residential curtilage. Ditcheat Hill Farm Bungalow, Ditcheat. Ref: 2019/2244/FUL. **Outcome:** Recommend approval.
 - c) Change of use of the land to open storage within Class B8 with associated development comprising hard surfacing, 2.2m high perimeter fencing and two surface water drainage ponds. Land At 363473 136943 Evercreech Junction, Evercreech. **Outcome:** Recommend refusal for the following reason - the site is greenfield land outside of development limits. Consent was granted for this site to be raised considerably over the natural landform in order to create a raised bund which could be used for collection of rainwater subsequently used within the adjacent industrial processes. Ditcheat Parish Council was happy with the consent for the bund as it provided screening of the Evercreech Junction Industrial Area from the village of Ditcheat with its residences, recreational and green spaces as well as listed buildings including the Grade 1 listed church. The proposed development would allow industrial use on top of the bund in a raised location which destroys the beneficial function of the bund for Ditcheat village and neighbouring properties. While at this stage the application is for consent for B8 use only, the application 2019/2196 shows the progressions from open countryside to B8 and then to B1 and B2 at this location. Whilst the landscaping scheme for the bund and in particular the sloping sides of the bund were submitted and approved the quality of the landscape falls well below that which would be expected.
- 2) It was noted that planning permission has been granted for the following:
- a) Agricultural Unit, Easthill Lane. Ref: 2019/1597/FUL.
 - b) Land adjacent to 1 Maryland Cottage. Ref: 2019/0371.

157/19 FINANCE

- a) Cash book balance as at 18th September of £18,173.42 was noted. The defibrillator fund is £681.00 with £140.50 in the signpost fund of which £60.00 has been committed for the repair of the village name sign for Ditcheat.
- b) The payments for the following were noted:
 - 1) Tony's Garden Services for grounds maintenance for August 2019 - £210.00
 - 2) Community Heartbeat Trust for Annual Support (year 3) - £126.00.
 - 3) Community Heartbeat Trust for Village Emergency Telephone awareness session - £175.00.

158/19 PLAYGROUND

- a) Update on signs for the playground – The Clerk will arrange for the new signs to be produced. It was noted that there was now a district wide i.e for the whole of Mendip Public Spaces Protection Order which meant that action can and will be taken if dog fouling takes place and/or dogs are not put and kept on a lead if required. **Action: The Clerk.**
- b) Shroud on elephant mobile – The matter will be considered again once the report following the annual inspection and risk assessment had been received. **Action: The Clerk.**
- c) Any matters of report: no new matters were reported.

159/19 HIGHWAYS

- a) Update on items/matters for repair previously reported – the verge of the road by the field entrance near the seat on Ditcheat Hill had subsided. JD confirmed that he had spoken to the landowner about putting down some scalplings.
It was noted that new markings had appeared on the road from Alhampton to Ditcheat outside Field House.
- b) New matters for report – None.

160/19 FOOTPATHS, BRIDLEWAYS AND RIGHTS OF WAY.

- a) Update on matters previously reported – none.
- b) Any matters for report – none.

161/19 FEEDBACK FROM COUNCILLOR ATTENDING 'THE RENDEZVOUS' – CE reported that two matters had been mentioned – the village name sign for Ditcheat and the fence by the Alham Bridge.
Volunteer needed for the Rendezvous on 8th October.

162/19 HEALTH & SAFETY - None.

163/19 CLERK'S REPORT AND CORRESPONDENCE.

- a) Correspondence –
- b) Reports/items for information:
 - 1) The Clerk confirmed that the Ditcheat village name sign repair was ongoing and that it was hoped would be put back in place within the following two weeks.
 - 2) The Clerk informed councillors that the timetable for setting the budget for 2020/2021 had been circulated and that the return must be made before the end of January 2020 therefore Councillors should give consideration for the budget and it will be considered at the meeting in October.

164/19 ITEMS OF REPORT AND INCLUSION ON AGENDA FOR THE NEXT MEETING.

- a) Chairman – Agenda for next meeting should include parking in Southview. **Action: The Clerk.**
- b) Members – none.

Signed: Chairman to Ditcheat Parish Council.

Dated: 31st October 2019.

DATE OF THE NEXT MEETING – 31st OCTOBER 2019 AT 7.30 pm in the Church Room.

A Planning meeting will be held if necessary, on 10th October 2019 in the Church Room at 7.30 pm.

PLEASE CHECK THE NOTICEBOARDS FOR AGENDAS AND DATES.
MEMBERS OF THE PARISH AND PRESS WELCOME.