

**STOKE ST MICHAEL PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 11th JANUARY 2018**

**PLEASE NOTE THESE ARE DRAFT MINUTES WHICH WILL BE CONSIDERED FOR APPROVAL
AT THE PARISH COUNCIL MEETING ON 22nd FEBRUARY**

Councillors Present:

Keith Holder (KHO) Chair, Kirsty Hayes (KHY), Keith Hambly (KHM), Amanda Taylor (AT) , Sebastian Wolf (SW)

AT agreed to take minutes.

1. Apologies for absence:

Bridget Banwell, John Johnston, Anna Mearns, John McEntee, Phillip Ham, Alan Townsend

2. Declaration of Interest

KHO. Item 9.2 Planning Application which abuts his property.

3. Public Session: Two topics were raised during the public session:

A) Local Plan Part II Plans & Policies B) Litter / Playing Field Car Park

A) Local Plan Part II

Nick Tinworth (NT) expressed concerns regarding the recently published Draft Local Plan Part II (consultation closing on 12th February) which identifies land at the top of Frog Lane for the development of 17 properties.

NT reported that:

- A better site for development is now available as James Francis has recently informed Mendip Planning that his field north of the Playing Field on Frog Lane is now available for consideration
- The Parish Council expressed a preference for using this site in 2015 consultation
- This site offers better access / vision splays and is closer to the village centre, schools and playing field and offers better pedestrian access
- The site does not overlook any neighbouring properties
- The site is larger (up to 10 acres available) therefore offering opportunities for a more balanced village development incorporating green space in better accordance with the Village Design Statement, retaining village average housing densities
- The site is bordered by a concrete wall therefore an opportunity to enhance the environment by planting hedges etc.

NT also said that he believed the site identified in the Draft Local Plan at the top of Frog Lane breaches a number of recommendations in the Village Design Statement, particularly regarding new developments blending with the vernacular which in this case are bungalows. Also the hedgerows there are wildlife rich and home to the Hazel Dormouse and a feeding ground for the bats from Fairy Cave.

Questions were also asked around future expansion of the Frog Lane development site as it is a large field, and the allocation of social housing. KHO explained that Mendip will determine how many affordable/social housing units will be built. A target policy of 30% for affordable/social housing has been quoted in the Local Plan.

KHO, in response to whether or not a survey of housing need had taken place reported that the decision to build more housing was central Government driven and Mendip had taken a decision to distribute their allocation of development at approx 15% of existing housing stock. Stoke St Michael was allocated 46 properties. A number of Planning applications have already been granted and this figure has been reduced to 30. The Frog Lane site has been allocated 17 properties in the Draft Local Plan and Mendip envisage that the remaining 13 will come from infill within the the village development limits.

B) Litter / Playing Field Car Park

It was reported that a huge amount of litter had appeared in Frog Lane down to the bend earlier this week and village volunteers went out and litter picked and disposed of this.

In doing so a large black bag of rubbish was also removed from the the Playing Field Car Park which provided evidence of the car park being used inappropriately for drinking alcohol, using illegal drugs and sexual encounters.

KHO replied to say that problems of this nature have happened in the past and the Police stepped up patrol of this area.

Discussion also took place about the number of abandoned cars and caravans in various sites around the village and generally high levels of litter in the village. It was reported that there are a huge amount of alcohol cans along the verges.

Action:

Parish Council to formally contact PCSO asking for regular patrol of car park area and to report anti social behaviour.

Parish Council to write to Mendip asking them to enforce the removal of abandoned vehicles/caravans.

Parish Council to have further discussion about the possibility of making the car park less accessible at night without compromising the usage of this valuable facility.

It was also noted that Stoke St Michael Community Events Group is organising the annual village litter pick which will take place on Sunday March 25th at 10am, meet at the Memorial Hall.

4. **County & District Councillors Reports** Alan Townsend submitted a written report, however due to Bridget's email issues these were not available at the meeting. Alan's report is attached to these minutes

5. **Minutes of previous meeting**

Amendments were made to the following points:

3. **Land identified in Local Plan Part II** in place of 'affordable housing'

12.1 The **Wainwrights** Trustees, Duck race raised **£360**

17. Tanya Squire's resignation should be recorded along with an expression of thanks for her service to the Parish Council

Amendments proposed by SW, seconded by KHO and unanimously agreed.

The minutes will need to be formally signed off at the next meeting when Bridget has amended them.

7. **Draft Mendip Local Plan Part II - Sites and Policies**

KHO reported that Public consultation took place in November 2015. The Parish Council responded in detail regarding the most appropriate siting for housing which they recommended would be on the north side of the village, which most residents agreed with. However the preferred site north of the Playing Field was not available at this time and Mendip have progressed the Draft Plan indicating a plot of approximately 1.5 acres for 17 houses at the top of Frog Lane on available land. Highways have expressed a preference for using this site as they consider access onto Fosse Lane to be better than access onto Frog Lane. Recently the field north of the Playing has become available and both Mendip and the Parish Council have been informed of this.

Three options were put forward by KHO

1) Let Mendip decide

2) Run with current Draft Local Plan

3) Ask Mendip to reconsider land North of the Playing Field

It was proposed by SW that the Parish Council action option 3, seconded by KHM. Unanimously agreed.

Action:

SW to put together some some substantial arguments to support the reconsideration of James Francis' land and write to Mendip
KHO urged as many people as possible to either write to Mendip / or comment online to express their opinion on this matter

8. **Co-option of Parish Councillor**

Three parishioners have expressed an interest in joining the Parish Council, two of which are on holiday and unable to attend tonight's meeting. As the Parish Council did not have access to any of the applicant's details due to Bridget's absence it was decided to defer this matter to the next meeting and to ask all applicants to attend

9.1 **Planning Application No. 2017/3132/VRC Cookswood Quarry**

SB proposed the Parish Council strongly object to the lifting of the maximum 28 day occupation clause for the reasons below:

- Removing the 28 day maximum occupancy condition is too fundamental a change to the conditions of the original application.
- The Parish Council considers that this change is significant enough to warrant a new planning application .
- If the condition is amended then this would in effect create a new village by stealth between Holcombe and Stoke St Michael with no infrastructure improvement and usual considerations that would be given to a housing development of this size (e.g. affordable housing provision, contribution to local schools).
- The change from tourist facility to owner occupied homes will severely reduce opportunities for local employment (seasonal and permanent) which was one the few positive outcomes to arise from the original application.
- The fact that some developments do not have a 28 day maximum occupancy clause, or different conditions of occupancy has no bearing on this application. The original application was agreed with this clause in place and the developer was fully aware of this when considering the viability of the development. The developer was proposing a holiday retreat rather than a housing development.
- The Parish Council are disappointed that, according to the applicant's Planning Statement paragraph 3.6, the Planning Officer should be supporting and providing the change of wording without the consultation of the Parish Council.

Seconded by KHM. Unanimously agreed.

Action:

AT to email Mendip tomorrow as a matter of urgency as the consultation date was extended to January 12th to accommodate Parish Council comments

9.2 **Planning Application No. 2017/3293/HSE 20 St Michael's Close, SSM**

Keith Holder left the room and AT agreed to chair the meeting for this agenda item.

After much deliberation and discussion it was proposed by AT, seconded by KHY and unanimously agreed that the Parish Council objects to this Planning Application for the following reasons:

- The proposed application would overlook neighbours and their privacy has not been considered when including, for example, a large hallway window. The glass balcony is out of keeping with a village environment.
- The scale and mass of the proposed design is overbearing on other properties
- The roof form is not in keeping with surrounding properties and PC are concerned that approving a dormer window arrangement such as this would set a precedent for similar development on this small development of single storey properties.

- The Village Design Statement makes reference to the character of village properties and recommends that we seek to reinforce the character of these buildings, the PC feels this application does not adhere to the recommendations of the VDS.

Action: AT to email these comments to Mendip Planning

10. Millennium Wood

In Anna Mearns absence AT/KHM reported that a working party group meeting led by Anna and Simon Clarke had taken place last Sunday and Anna has circulated comprehensive draft notes from this meeting which she would have presented at tonight's meeting. A Clearing Up day is planned for the first weekend in February to tidy up the site and clear gates etc. Anna will contact Bridget to clarify Millenium Wood boundaries.

11. Defibrillator

KHM volunteered to liaise with Tanya Stevens on this matter and report back to next meeting.

12. Silting of Rivers

KHM has been monitoring the condition of the stream and liaising with Parishioner Steven Massey and Ben Dormer of Wainwrights. The visual appearance of the water in the stream has been consistently good recently with only a few days of cloudy water. The daily monitoring of the stream continues.

13. 1. Pedestrian Road Safety Enhancement Scheme

Anna Mearns to provide an update at next meeting

2. **Mill Lane** New signs have been erected at both ends of Mill Lane advising of width restrictions

14. Playing Field

1. Pavilion insurance

In order to obtain quotes for insurance for the Pavilion Bridget requires a rebuild cost

Action: SW will provide a sq m new build cost

2. Annual Inspection Report

John Johnston / KHY to update slide / swing seat progress at next meeting

AT has ordered the gates and is awaiting delivery. The dog waste bin at the entrance to the play park will be removed when gates are fitted.

15. Website

KHM sourced some Village footpath maps which have been added to website.

SW suggested the expansion of the website to include information as to what the Parish owns and does highlighting Millenium Wood, The Playing Field and other pockets of land around the village.

Mendip's website needs updating to reflect the change of Parish Councillors and Declarations of Interest, AT has emailed Bridget regarding this. Concerns were also raised regarding SSM Parish Council comments not appearing on planning applications recently **Action:** Bridget to investigate.

16. Finance

1. **Bank Balances** Due to Bridget's absence no accounting information was available

2. **Cheques for authorisation** SALC - Annual Subscription £234.76, EDF Energy - £77.41

3). **Change of banking arrangement** Update from Bridget next meeting

4). **Draft Budget** KHO will check deadline dates with Bridget to determine if there is enough time to defer this to next meeting

17. Correspondence

Rick Massey (Cookswood Quarry) contacted Bridget before Christmas offering a Christmas financial donation to the Parish Council. It was decided it would not be possible to accept a cash payment and whilst it was a very generous offer it would be more appropriate if Rick Massey were to offer this financial support to Stoke St Michael community groups

Action: AT will email Rick Massey

18. Matters to report/items for next agenda

Due to illness and unavailability there are several matters as detailed above to be addressed at next meeting

19. Meeting dates for 2018/19

Agreed as 22 Feb, 12 Apr, 10 May (Annual Parish Meeting 7pm, followed by PC meeting at 7.30), 21 Jun, 19 Jul, 6 Sep, 18 Oct, 29 Nov, 10 Jan 2019. **Action:** AT to arrange upload to website asap

Action: Bridget to advise Hall Secretary of revised dates

20. Date of next meeting: 22 Feb 2018, 7.30pm in the Memorial Hall

Meeting closed at 21:18

KHY left the meeting at 20:30. Most members of the public left after point 7 above, 2 remained until end of meeting.

Signed Dated.....

MENDIP COUNCIL REPORT

ALAN TOWNSEND

9-1-18

Recycling – The introduction of the Recycle More programme involving improved plastics recycling and 3 weekly rubbish collection has been delayed due to the need for vehicle replacement, staff training and most important to most of us is the publicity to make it clear what extra items can be recycled. Also on this theme the Council is urgently considering how best to restrict its use of single use plastics.

Climate Change – We have been given a lengthy ‘brief’ on the subject by the leader of the Green Party. Members were disappointed that this was a political rather than factual presentation and there was no opportunity for real debate. The Council nevertheless remains committed to the LGA initiative on reducing CO2 emissions.

Local Plan Part 2 – As we will discuss later, Full Council agreed that the draft document should now go to final public consultation before examination by the Government Inspector. Its purpose is to identify specific sites for housing allocation and to record Local Green Spaces.

Planning Board:

A decision on a further 200 houses on the Wookey Hole Rd in Wells was deferred for the production of a Travel Plan to consider safe travel into the city and in the local lanes.

West Pennard – an application for a retirement dwelling for a local resident was refused as it was half a mile outside the village development limits

West Pennard – an application was approved for three mobile homes for workers for a care home despite being outside the development limits

Licensing – the Board discussed the huge inconvenience caused to the District by the Glastonbury Festival and are examining ways of seeking some sort of payment from festival goers. Some variation on a Tourist Tax was considered.

AT 9-1-18