

STOKE ST MICHAEL PARISH COUNCIL
Minutes from the meeting held on 27th January in the War Memorial Hall

Present: Cllrs Keith Hambly (Chair), Amanda Taylor, Simon Farnsworth, John McEntee and Nicholas Corbett

Also, in Attendance – Kate Egan – Parish Clerk

1. Welcome by the Chairman

The meeting was opened by the Chair announcing the sad passing of Keith Holder who was a former colleague, Councillor and ex-Chairman. Everyone had enormous regard for the work he did and his support to the current Chair over the past year. A minute's silence was held for Councillors and Members of the Public to reflect upon his life.

2. Apologies for absence

Cllrs Matthew Rice and Kim Gibson

3. Absent

No Councillors were absent

4. (a) To receive declaration of interest from Councillors on items on the agenda

There were no declarations of interest received from Councillors on items on the agenda.

(b) To receive written requests for dispensations for disclosable pecuniary interests

There were no written requests for dispensations for disclosable pecuniary interests.

(c) To grant any requests for dispensation as appropriate.

There were no requests for dispensation as appropriate.

5. Public Session

There were eleven members of the public in attendance. The majority were in attendance in regard to planning application 2021/2831/REM, they were all given an opportunity to speak in regard to their views. The question was also raised as to the appeal lodged with Mendip District Council in regard to Yellow Gate. The Parish Council have employed a planning consultant to write an initial report on behalf of the Parish Council. The Parish Council are still waiting to hear from the Planning Inspector as to the form of the appeal and when it will take place.

6. County and District Councillor Reports

County Councillor Phillip Ham sent his apologies. District Councillor Alan Townsend was in attendance and went through his monthly report which is attached as appendix A.

7. To confirm the minutes of the previous meetings held on 16th December 2021 and 13th January 2022, previously circulated.

After correction of an error, the Council **RESOLVED** that the minutes for 16th December 2021 and 13th January 2022 be accepted as a true record and were signed by the Chair.

8. Matters arising from the minutes but not on the agenda

There were no matters arising from the minutes but not on the agenda.

9. Planning Applications – If other planning applications are received between the date of this notice and the date of the meeting, they may be considered.

(a) 2021/2909/HSE Erection of two storey rear and single storey side extension following demolition of existing extension. 1 Field View Cottages, Edford Hill, Holcombe **Update** Stoke St Michael Parish Council recommended approval

(b) 2021/2831/REM Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) following outline approval 2018/1913/OTA for the erection of a single dwelling. Land at 366414 146838 Stoke Hill, Stoke St Michael **Update** Stoke St Michael Parish Council recommended refusal due to the size and lack of details of the materials proposed or the finish.

10. Planning Applications – Responses to be noted from Mendip District Council and others.

(a) 2021/2821/NMA Application for a non-material amendment to permission 067818/010 for the variation to the chalet designs – Cooks Wood Quarry, Bector Lane, Stoke St Michael **Update** Mendip District Council approved the application.

11. Planning Applications being Monitored

(a) ENF/2021/0090 Construction of stoned farm tracks across 35 hectares of agricultural farm land to be used for walking, cycling, and bridleways. Cooks Wood Quarry, Bector Lane, Stoke St Michael. The application was withdrawn on 1st March 2021 and an enforcement case was requested due to part of the application was for retrospective planning. The Enforcement Team have confirmed a case has been opened and that discussions are taking place regarding a resubmission.

12. To Be Resolved

(a) Proposal to carry out a tree survey on trees within the Parish owned by the Parish Council.

Cllr Keith Hambly and the Clerk will look at council owned land to see whether any trees are situated there. The Millennium Wood will also be consulted as to whether they can recommend a company to carry out a tree survey. This will be brought back to the next meeting.

(b) Discussion and further actions to be carried out on the parking situation on Moonshill Green.

Cars are still being parked on Moonshill Green. Residents will be spoken to verbally to reinforce the message and the area will continue to be monitored and this will be reported back at the next meeting.

(c) Proposal to submit a grant application on behalf of the Village Hall to SLCC/SALC

The Council **RESOLVED** to submit a grant application on behalf of the Village Hall to SLCC/SALC.

(d) Proposal to accept expenditure for various items on behalf of the Millennium Wood before the end of the Financial Year.

A small presentation was made by a representative of the Millennium Wood working party and requested if the Parish Council would help fund various items and maintenance in the wood. The items included grass cutting, underplanting beneath the trees, seeding of new plants and planting of trees to grow into a new hedge. The Council **RESOLVED** to fund £1500.00 towards these items.

13. Clerk's Report

(a) Mendip Local Plan II was adopted by the Council on 20th December 21, it now forms part of the development plan for Mendip District.

(b) An email has been received requesting whether it might be possible to install a couple of storm drains either side of Stoke Hill where there is currently no drainage for surface runoff. Currently during a rain storm, a large amount of water flows down the hill bringing debris and mud and on occasions enters residential property. **Update** County Councillor Phillip Ham will be contacted in regard to this matter.

(c) As mentioned at the meeting in December, work will be carried out on the trees in Moonshill Green, this will commence in late February.

14. Finance

Bank Balances as at: - 20.01.2022

Reserve Account - £36,439.83

Current Account - £5,335.00

Quarterly review

Signature of the Bank Reconciliation

The Councillors briefly went through the Quarterly Review and the Bank Reconciliation was signed by the Chair.

Receipts

(a) Grant from Mendip District Council - £1632.12 – received 21.12.21

(b) Bank Interest - £0.30 – received 09.12.21

(c) Bank Interest - £0.32 – received 10.01.22

Payments

(d) Clerks Salary – December - £293.76

(e) Clerks Salary – January - £293.76

(f) ICO Renewal - £40.00

(g) Ionos – December Webhosting – £12.00 – pd by DD 16.12.21

(h) Ionos – January Webhosting - £12.- pd by DD 18.1.22

The Council **RESOLVED** the above receipts and payments and also **RESOLVED** to accept the additional payment below of £60.00

(i) Purchase of the Village Christmas tree - £60.00

15. Correspondence

(a) Save the Date – Town and Parish Council Conference – Thursday 17th February – forwarded 05.01.22

(b) Invitation to Mendip Parish Forum – Tuesday 11th January – forwarded 05.01.22

(c) Local Government Reorganisation Advisory Board Meeting – Thursday 3rd February – forwarded 10.01.22

(d) View on Publication of Draft Supplementary Planning Document: Design and Amenity of New Development, Guidance for Interpretation of Local Plan Policy DP7 – deadline 11th February – forwarded 14.1.22

(e) Presentation for the Parish Forum held on 11th January – forwarded 14.1.22

(f) Winter Councillor Training Events – forwarded 18.1.22

16. Matters to report / items for next agenda

- (a) An email was received from a resident regarding the road work signage in the village as they seem to have been there for several months after work had taken place and not removed. Cllr Nicholas Corbett will follow this up with Highways.
- (b) The Councillor rota for cleaning the Lychgate seems to be working well, but a checklist is required to needed to raise any issues.
- (c) The bollards at the end of Mill Lane have still not been installed, this is being chased with Somerset Highways.

17. Date and time of next meeting: Thursday 10th March 2022 in the War Memorial Hall starting at 7.30pm

Meeting closed 9.00pm

Appendix A

STOKE ST MICHAEL PC REPORT – JAN 2022

On 20th December Mendip's Full Council voted to adopt the updated Local Plan Part 2 (LPP2). We did not support this. It fails in 3 of its 5 key objectives – the most significant being to produce a forward 5 year supply of housing sites. We were told that was because the Government changed the rules during the updating process. This was true, the rules were changed to increase the requirement on Mendip to produce 600 houses a year from the original 420 as part of the Government's aim to rectify the national long term housing shortage. This change was announced 30 months ago but the LPP2 updating process did not change to embrace the new requirement. As a result LPP2 is out of date. The implications are immediate as Coleford discovered. Where the Local Planning Authority cannot demonstrate a forward 5 year supply of housing sites the National Framework rules are invoked which requires objectors to prove that any proposed development would cause Significant and Demonstrable Harm sufficient to outweigh the benefits of producing new housing. This is a very low bar for a developer as Coleford discovered. The fact that the site on Anchor Road was not included in the new LPP2 had little weight. The implications for any other such sites within Mendip are obvious and cause for concern.

At Full Council the public and Members expressed concern that the site allocation process in Norton St Philip and Beckington in particular had been seriously flawed and open to legal challenge. Opposition Members formally proposed a Motion to defer adoption of LPP2 to allow the Council to seek further advice to satisfy Members that it was not legally vulnerable. The Motion was heavily defeated and Council then voted to adopt LPP2. Within days the Council received formal notification of the intention of the offended villages to proceed with a Judicial Review. We believe Mendip's defence is very thin and are recommending that they do not defend the action and put at risk many tens of thousands of pounds of our money. However the Council has confirmed it will go ahead with its defence.

We are urgently seeking from Mendip its proposals to put in hand a plan to rectify the 5 year housing land shortage. The bland response that "Officers will review in the coming months how the requirements and timescales for plan review can be progressed as a joint workstream in transition to the new Somerset authority" is not acceptable and will provide no protection to our villages from speculative development. Appeals submitted against Mendip's refusals at Leigh on Mendip, Stoke St Michael, Chilcompton and White Post will show how vulnerable we are.

The Parish Forum on 12th January focused on Tree Planting to address the shortfall of tree cover in the county with some 6-8% coverage in Somerset compared to the UK average of 13% and Europe at 40%. Perceived benefits are for climate change and bio-diversity, within the 3 themes of Protect, Restore and Create. Hard to equate this with Mendip's failure to protect the Elm Tree on Anchor Rd., Coleford. Parishes are asked to nominate 'Tree Champions'. Also Carbon Literacy training is to be offered to Parishes

We were then given a very upbeat brief by SWP advising that despite the well publicised difficulties missed collections are now virtually eliminated in Mendip. Also Mendip was leading in the Recycle More programme, with some 98% of recycling remaining in the UK and the majority of non recycling goes into energy from waste.

27-1-22