

STOKE ST MICHAEL PARISH COUNCIL
Minutes from the meeting held at Stoke St Michael Primary School on 24th
November 2022

Present: Cllrs Nick Corbett, John McEntee, Matthew Rice, Keith Hambly (Chair) and Anna Mearns

Also, in Attendance – Kate Egan – Parish Clerk

1. Welcome by the Chairman

The Chair welcomed everyone to the Parish Council Meeting

2. Apologies for absence

Cllr Amanda Taylor

3. Absent

No Councillors were absent

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

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

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

Cllr Nick Corbett has a written request for dispensation in relation to War Memorial Hall Matters for four years (expires June 2026) and Cllrs Amanda Taylor and Keith Hambly have written requests for dispensation in relation to the Community Playing Field for one year (expires June 2023)

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

Cllr John McEntee requested a dispensation in relation to item 9 (b) planning application 2022/2190/FUL and this was granted.

5. Public Session

There were three members of the public in attendance. Two members of the public spoke in relation to item 9(b) planning application 2022/2190/FUL and the various conditions about installing solar farms. Questions were asked by Councillors, other members of the public and the District Councillor which were all answered.

6. County and District Councillor Reports

District Councillor Alan Townsend was in attendance and had sent his report prior to the meeting, this is attached as appendix A. The issues were expanded slightly.

County Councillor Barry Clarke was in attendance and gave a verbal report on the current status of LCN's, Planning and Licencing and how they will be affected from 1st April 2023. There are various grants available to help with the cost of living, if residents would like to apply, please contact the Councillors or the Clerk and information can be signposted.

7. To confirm the minutes of the Parish Council Meeting held on 13th October 2022, previously circulated

Following a slight amendment, the Council **RESOLVED** that the minutes from the Parish Council Meeting held on 13th October 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.

The following two items were taken in reverse order.

(b) 2022/2190/FUL Change of use of agricultural land for the erection of 2000 solar array panels and associated equipment. Land at 36731 146471 Burges Hill, Stoke St Michael. **Update** The Parish Council recommended approval as the application was well thought out and a good use of the land so enabling multi-use. A question was raised relating to Community Benefit. Whilst it had been clarified that this is not a material consideration in determining the planning application the Parish Council will discuss the matter further with the applicants.

(a) 2022/2098/LBC Internal alterations to dining room to remove cupboards and panelling either side of chimney breast and replace with carpentry, replace textured over boarding on ceiling with boards, replace stud wall and add door to enclose boiler. The Manor House, Church Street, Stoke St Michael **Update** The Parish Council recommended approval.

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

(a) 2022/1608/FUL Conversion and change of use of redundant rural building into a new dwelling with internal and external alterations, including landscaping and boundary treatment. Hyatts Hill Farm, Fosse Road, Stoke St Michael **Update** Mendip District Council granted approval.

(b) 2022/1731/FUL Change of use to outbuilding from B1 use to residential annexe to the main house. Use C3. Work Barn, 1 Moonshill Farm, Frog Lane, Stoke St Michael **Update** Mendip District Council granted approval

(c) 2022/2107/NMA Application for a non-material amendment to permission 2022/0036/HSE for the pitch of roof to be raised by 1m. East Phippens Farmhouse, Fosse Road, Stoke St Michael. **Update** Mendip District Council approved the non-material amendment.

(d) 2022/1985/NMA Application for a non-material amendment to permission 067818/010 for the variation to the chalet designs. To include new window openings to side elevations of chalets A and B; omission of some solar panels and insertion of a velux rooflight to chalet A; and a new bridge to chalet B linking the balcony area to the elevated garden area. Cooks Wood Quarry, Bector Lane, Stoke St Michael **Update** Mendip District Council have given approval for non-material amendment.

11. To Be Resolved/Discussed

(a) Proposal on how to deal with the abandoned cars around the village and whether to raise an enforcement issue.

This was discussed briefly and the Council **RESOLVED** to raise the issue with the Enforcement Department at Mendip District Council. Research will also be carried out as to the owners of the areas concerned.

(b) Proposal on whether the Parish Council wishes to respond to the greenspace's consultation

The Council responded to the Greenspace consultation with some concerns and discrepancies between the map and the schedule.

(c) Discussion on how to proceed with reducing the cemetery hedge along Mill Lane and whether quotes need to be obtained.

This was discussed and briefly and quotes will be obtained to be brought to the next meeting.

(d) Proposal to accept the quote for £178.00 from Gaits Gardening Service to remove graffiti from the Lychgate and remove overgrown vegetation

The Council **RESOLVED** to accept the quote for £178.00 from Gaits Gardening Service to remove graffiti from the Lychgate and remove overgrown vegetation. Gaits Gardening Service will be contacted to proceed with the works.

(e) Discussion on ideas for projects from money received from the Youth Club after it had closed.

There was a brief discussion, Councillors were asked to think about possible ideas and bring them back to the next meeting.

(f) Proposal to submit names as Emergency Contacts to Somerset County Council

The Council **RESOLVED** to forward Cllrs John McEntee and Anna Mearns as the Emergency Contacts

(g) Proposal for the Parish Council to pay over to Stoke St Michael Woodland Charity £750 for a grant received on their behalf in 2020.

The Council **RESOLVED** to pay Stoke St Michael Woodland Charity £750 for a grant received on their behalf in 2020

(h) Proposal for the money currently within the Lloyds Bank account to be manually transferred to Unity Bank Trust and an application completed to close the account.

This was briefly discussed and the Council **RESOLVED** to manually transfer the amount currently held in the Reserve Account and an application was completed to close the account with the remainder to be sent in the form of a cheque.

(i) Proposal for the Parish Council to purchase the village Christmas Tree at a cost of £60.00

The Council **RESOLVED** to purchase the village Christmas Tree at a cost of £60.00

(j) Proposal for the Council to sign up to the Civility and Respect Pledge

The Council **RESOLVED** to sign up to the Civility and Respect Pledge

(k) Proposal to appoint the Parish Clerk as the permanent Burial Clerk, currently the temporary Burial Clerk.

The Council **RESOLVED** to appoint the Parish Clerk as the permanent Burial Clerk

(l) Discussions on the budget for 2023-2024 with approval and setting of the Precept at the January meeting.

Cllr Keith Hambly led on explaining the proposed budget and the reasons behind the figures. Councillors wished to think about the budget so it was deferred to the next meeting for approval.

12. Clerk's Report

(a) Unity Trust Bank have now opened the new bank account, Councillors have received login details and the account with Lloyds Bank will be closed.

(b) Update from Cllr Keith Hambly on the session on An Introduction to the Rights of Way Legislation. **Update** Cllr Keith Hambly gave a verbal update from the webinar and the legislation. Cllrs Keith Hambly and Matthew Rice will speak to the Parish Path Liaison Officer (Al Stewart) to review whether any local footpaths are missing from the Definitive Map and should be added before the 2026 deadline.

- (c) Update from Cllr Amanda Taylor from the Quarry Liaison Meeting held on 19th October. **Update** Cllr Amanda Taylor was not in attendance but had prepared some notes prior to the meeting which Cllr Keith Hambly read out.
- (d) The appeal hearing for Yellowgate was held at Mendip District Council offices on 8th November. It was well attended by residents. The decision should hopefully be issued before Christmas.

13. Finance

Bank Balances as at: - 16.11.2022

Reserve Account - £42,557.37

Current Account - £3,423.62

Receipts

(a) Burial Fees - £144.00 – pd into Bank on 04.10.22

(b) Bank Interest £1.81 – received 10.10.22

(c) Bank Interest £4.55 – received 09.11.22

Payments

(d) Ionos – Website Hosting - £12.00 – Pd by DD 18.10.22

(e) Ionos – Website Hosting £12.00 pd by DD 14.11.22

(f) Postage costs - £2.05

(g) SALC – Training Courses - £50 (two invoices)

(h) Clerks Salary – October - £254.44

(i) HMRC – October - £49.40

(j) Primrose Garden Maintenance – Grass Cutting - £666.52

(k) Stoke St Michael War Memorial Hall – hall hire - £70.00

(l) Remembrance Wreath £50.00

(m) Context Planning – planning consultant - £3480.00

(n) Christmas Tree - £60.00

Transfers

(o) Transfer from Lloyds Bank to Unity Trust Bank – this was agreed under item 11 (h)

The Council **RESOLVED** to approve the above payments and receipts.

14. Correspondence

(a) Councillor Training October and November – forwarded 18.10.22

(b) Planning Parish Forum – Thursday 10th November at 11am – forwarded 25.10.22

(c) An Introduction to the Rights of Way Legislation – Friday 11th November – forwarded 25.10.22

(d) Mendip District Council Health and Wellbeing October 2022 – forwarded 31.10.22

15. Matters to report / items for next agenda

There were no matters to report

Date and time of next meeting: Thursday 12th January 2023 at Stoke St Michael Primary School starting at 7.30pm.

Meeting closed 9.43pm

APPENDIX A

STOKE ST MICHAEL PC REPORT NOV 2022

PLANNING

We attended the appeal against Mendip's refusal of 47 houses on Coalpit Lane. The Inspector is the same Mr Rennie who handled the Gladman appeal at Coleford, though on this occasion he did agree to carry out an accompanied site visit. At least he was able to appreciate first hand the objections :- the harm to the setting of the Listed buildings at the Mill, the general harm to the countryside, and sustainability in terms of highways and facilities – though again Highways are their usual supine selves despite the obvious dangers.

Not good to see the developer's success in the appeal at Wanstrow against Mendip's refusal of 4 houses. However they did not have the Listed Building defence or the same highway issues.

PLANNING POLICY CONSULTATION - GREEN SPACES

Residents are being asked to share their comments and views on our local parks, woodlands, recreation and green spaces. There is a draft Supplementary Planning Document on the Mendip website and a consultation response form. Comments are invited by 25 th November.

SCRUTINY

The Board meeting this week reviewed the debrief from this year's Glastonbury Festival. The main concern expressed by local residents was about noise nuisance outside permitted hours. Although Mendip are the Licensor they considered that any drug concerns were matters for the police. A series of minor recommendations will be implemented for the next festival.

HIGHWAYS

Stoke Bottom – flooding by the Fairy Cave junction reported, also the worsening edge erosion east of the Stoke Bottom Farm entrance. Two recent accidents noted at Long Cross and the Beacon Cross.