

The Charltons Parish Council

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“Draft” Minutes of Parish Council Meeting
held on Tuesday 16th November 2021 at 7.30pm
in The Reading Room, Charlton Mackrell

Councillors Present:

Nick Blackledge (Chairman)

Dennis Elliott

Peter Moulding (Acting Clerk)

Roger Tearall

Bob Adams

Tamzin Elliott

Mike Parsons

In Attendance: C.Cllr Dean Ruddle, D.Cllr Tony Capozzoli, D.Cllr Charlie Hull and eighteen members of the public.

Public Session.

Several residents were present to comment on PA 21/03124/FUL, which councillors would take into consideration at Agenda item 21/105.a.i.

Reports from County and District Councillors.

D.Cllr Hull had little to add to previous report ref Unitary Authority in Somerset. Probable date for voting in December. Small percentage in previous vote – we are invited to encourage public to vote.

D.Cllr Capozzoli raised the issue of phosphates again but no progress likely in short term – could delay planning decisions up to a year.

C.Cllr Ruddle reiterated what was said at the last PC meeting regarding Local Community Networks with 'Somerset' embracing 32,000 people - will have to make reduction from proposed 110 reps.

21/101. Apologies for Absence and to consider the reasons given

Council to receive apologies for absence and, if appropriate, to resolve to approve the reasons given.

RESOLVED: Apologies received and accepted from Cllrs Crawley and Lawson. The Clerk tendered her apologies due to sickness.

Cllr Lawson recently tendered her resignation as she had accepted a new job linked to her degree study and one she could not afford to turn down. The Clerk had published and advertised the notice of casual vacancy.

21/102. Declarations of Interest

Members to declare any interests they may have in agenda items that accord with the requirements of the Local Authority (NALC Model Code of Conduct 2012) adopted July 2012.

(NB this does not preclude any later declarations).

RESOLVED: None received.

21/103. Minutes.

To approve the Minutes of the PC Meeting held on Tuesday 19th October 2021.

RESOLVED: The minutes were confirmed as a true record and signed by the Chairman.

21/104. Parish Council Vacancy.

To consider applications received and conduct vote to fill casual vacancy on the Parish Council by co-option.

RESOLVED: There was one eligible candidate to fill the vacancy, Mr Mike Parsons. The PC voted unanimously in favour of Mr Parsons who was co-opted onto the PC and signed his Declaration of Acceptance of Office.

21/105. Planning.

a. To consider the following planning applications (PA):

i. **PA 21/03124/FUL.** Erection of 35 dwellings and associated parking, new pumping station, provision of drainage pond, open space and landscaping on land to the south of the Fox & Hounds public house all accessed via an altered and upgraded access, together with refurbishment and extension to the public house and reconfiguration of the public house car park on land rear of Public House, Broadway Road, Charlton Adam.

RESOLVED: The PC agreed unanimously to recommend that the application be **REFUSED**. PC submission to South Somerset District Council (SSDC) at Attachment 1.

ii. **PA 21/02956/LBC.** Restoration/rebuilding of boundary wall to original condition at St.Mary The Virgin Church, Bonfire Lane, Charlton Mackrell.

RESOLVED: The PC agreed unanimously to recommend that the application be **APPROVED**.

b. South Somerset District Council (SSDC) Decisions:

i. **PA 21/02632/FUL.** – Creation of five wildlife ponds to improve biodiversity on the landholding and surrounding landscape at Lytes Cary Manor, Lytes Cary, Kingsdon - **APPROVED**.

21/106. Finance.

a. **Balance of the Council's Bank Account and Bank Reconciliation.**

To report on the Council's Bank Account.

RESOLVED: The Clerk previously circulated the PC Accounts which were subsequently approved.

b. **Accounts for payment.**

To review and approve a schedule of items of expenditure (incl. VAT):

WesternWeb Ltd. balance payment parish website	£822.00
Reading Room Hire Sep and Oct 21	£36.00
Remembrance Day Wreath (Cllr Adams)	£19.25
Grant Royal British Legion Poppy Appeal	£30.00

RESOLVED: All items of expenditure approved.

c. To consider quote from Forsey and Son to clean/strip-out lettering and re-cut/re-paint all lettering on The Charltons War Memorial plaques - £1,320 (incl. VAT).

RESOLVED: To proceed with quote from Forsey and Son. Cllr Adams went on to explain the walls surrounding the Memorial were showing their 90 years and in the next financial year recommends looking for a local workman to make good minor damage, which should not be costly.

d. To consider the purchase of two flag poles to attach the Christmas lights at the Reading Room up to £150.

RESOLVED: Approved.

21/107. Assets of Community Value (ACV)

To consider renominating Charlton Adam Post Office (PO) and Stores, Fox and Hounds Inn, Charlton Adam and The Reading Room, Charlton Mackrell as ACV (expiry dates 22 Nov 21).

Cllr Adams gave a brief overview and had also discussed with Mr John Bowman from the PO, whether it was appropriate/useful for PO & Stores to be designated ACV.

RESOLVED: Councillors agreed that the PO should no longer be designated as an ACV; when the PO closed it would be Mr and Mrs Bowman's home. The Reading Room and Fox & Hounds Inn should be renominated as ACV, however, the latter should be reviewed as and when the final plans for PA 21/03124/FUL, which included the 'upgrade of F & H', were finalised.

21/108. The Charltons Memorial Playing Field and Community Centre (CMPFCC)

- a. To discuss request from CMPFCC Trust to re-register with land registry changes made in October 1982 to the original Trust deed dated Dec 1959.
- b. To consider request from CMPFCC Trust for £15,000 grant over 3 year period towards The Charltons Community Centre Improvement program.

RESOLVED: As legal advice was still being considered, both items were deferred until the next meeting.

21/109. Request from Resident to consider re-routing School Bus

To discuss request for the school bus route be changed to avoid pinch point in Charlton Adam.

RESOLVED: Following full discussion and advice sought from Cllrs Dennis and Tamzin Elliott, who had extensive experience in management of school buses, councillors agreed to make no changes to a system that works, although there will always be some complaints.

21/110. The Queen's Platinum Jubilee Beacons – 2nd June 2022

Update from PC representatives and community organisations.

Cllr Moulding advised that under current circumstances any discussion of 'Jubilee plans' should be delayed until at least next year. Based on reports from the Palace adviser in chief a nationwide guidance on celebrations would be published in due course.

RESOLUTION: It was agreed that the only sensible option for local celebrations would be at the CMPFCC. Consensus was that the PC would have no role to play in organising events.

21/111. Dates of PC Meetings for 2022

To agree the following dates for PC meetings to be held in 2022:

18th January, 15th February, 15th March, 19th April, 17th May, 21st June, 19th July, 20th September, 18th October and 15th November.

RESOLVED: All dates agreed.

21/112. Items for Report and Future Business.

- a. Village Car Park. Cllrs Adams and D Elliot discussed long overdue repairs and upgrading of the village car park, which would incur high costs. Agenda item for future meeting/s.
- b. To set the precept for 2022/23.
- c. Cllr Moulding tendered his resignation due to family commitments. Councillors thanked Cllr Moulding for his support and hard work during his tenure on the PC.

Next meeting: Ordinary Meeting to be held on Tuesday 18th January 2022, 7.30pm in The Reading Room, Hillway, Charlton Mackrell.

There being no further business the meeting closed at 9.00pm.

Signed:

Dated:

Attachment 1

Application No: **21/03124/FUL**

Applicant: **Grove Property (Charlton Adam) Ltd.**

Planning Officer: **David Kenyon**

Proposal: **Erection of 35 dwellings and associated parking, new pumping station, provision of drainage pond, open space and landscaping on land to the south of the Fox & Hounds public house all accessed via an altered and upgraded access, together with refurbishment and extension to the public house and reconfiguration of the public house car park**

Location: **Land Rear of Public House, Broadway Road, Charlton Adam**

THE CHARLTONS PARISH COUNCIL (PC) OBSERVATIONS

The PC considered the above application at its meeting on 16th November 2021. The previous application 18/03298/OUT for twenty-four dwellings was recommended for refusal by the Charltons PC and refused by South Somerset District Council (SSDC). However, it was subsequently passed at appeal for **“the residential development of up to twenty-four no. dwellings”**.

1. 18/03298/OUT - Reasons for Refusal:

a. The effect of the proposed development on highway safety with regard to pedestrian access.

The increase to thirty-five dwellings makes this situation worse. The Applicant estimates that the development will generate 175 residential movements per day. This is a 40 % increase on the 450 car movements per day recorded in Broadway during the Residents' Traffic Survey. It is noted that the Local Planning Authority (LPA) have insisted on pavements on the development spur road; there are, however, no pavements in either Broadway or Broadway Road.

b. The effect of the development on the character and appearance of the surrounding area.

The increase in numbers and concentration of dwellings only serves to make this situation worse. In addition, the Applicant is proposing that the dwellings are constructed of White Lias stone whereas all the dwellings in the Parish are of Blue or Grey Lias stone, with the exception of the new development of eight houses, which is not in keeping with the character or landscape of the village. The use of White Lias is also in conflict with the Charltons Design Statement and indeed the Applicant's own findings contained in their Design and Access (DAS) Statement.

c. Whether the proposal makes adequate provision for foul drainage.

The introduction of a pumping station to pump foul effluent from the site through the existing public house sewer has the potential to exacerbate the existing well documented sewage flooding issues in Broadway Road. The risk is that by pumping foul effluent from the development, when the existing Pumping Station is overwhelmed, will pump the foul effluent further back along the main sewer running the length of Broadway Road, causing manholes to leak and, in some cases, effluent to infiltrate the showers and toilet basins of dwellings.

2. 21/03124/FUL - Further Reasons for Refusal:

a. There is a culvert crossing the site from the northeast to the southwest of the site. This culvert takes water from a culvert, which runs under the houses along the north side of

Broadway Road and surface water from the road itself. From the plans it is clear that this culvert will be diverted across the site but there is no indication of how it can be accessed for maintenance, or indeed who is responsible for that maintenance.

- b. The Applicant is proposing a Fallow Land Scheme (FLS) to mitigate the issues with phosphates. While we understand the need for such a scheme, there must be a legal undertaking that this land will be returned to agricultural use at the end of the fallow period. It is also our understanding that the Applicant is not the owner of the land proposed to be left fallow, but indicate that they have control over the land, this is not satisfactory. The Applicant's FLS makes no reference to footpaths L6/16, L6/17 and L6/18 that cross the proposed land to be designated fallow. Other FLS in the District have stated that land set aside must be taken out of agriculture immediately, no livestock or fertilising, hay or silage can be cropped in the first year, but after that, if a crop is taken off the land, it must be sold and/or removed from the catchment drainage area of the Somerset Levels and the land must be fenced off with no public access because of dog fouling etc. Poisonous weeds such as ragwort must be removed and this regulation stays in place unless mitigation regulations change or the land is put down to broad leaved woodland in perpetuity. Please advise if this is the case with this scheme and, if so, what arrangements will be made for the diversion of these historically important byways?
- c. There is no defined boundary between the pub garden and the proposed orchard on the site. This has the potential to allow the consumption of alcohol beyond the curtilage of the licenced premises and consequently for unsocial behaviour to spill over from the garden into the new development. In fact, in the DAS the Applicant considers this to be of benefit and to be encouraged. It is important that the Fox and Hounds Pub and the public open space are separated to protect the residents and any children that might use the facility.
- d. The inclusion of a public open space in the plans for the site is welcomed, however, there is no firm commitment from the Applicant as to how this space, or indeed the proposed attenuation pond, will be maintained. There should also be a legal undertaking that the public open space will remain as such for a defined period of at least 100 years.
- e. The Tree Planting Plan is very detailed however some aspects need to be reviewed. The proposal to plant Oak trees adjacent to the western boundary and, therefore, close to the rear gardens of the existing dwellings in Withy Hays Road is not supported. The trees would not contribute significantly to privacy. Oak trees have a canopy of up to 8 metres and a further root spread of up to 9 meters beyond the canopy, which could significantly impact on the rear gardens of the houses in Withy Hays Road. Either a smaller tree should be provided or alternatively no trees at all in these locations.
- f. The Construction Environmental Management Plan is not clear as to where contractor parking will be allocated. Recent experience with contractor parking on a site close to the proposed site has led to damage to the highway verges and frequent blocking of the main access into the village, which could have impeded Emergency Vehicle access. It is, therefore, imperative that all contractor parking is contained within the proposed site and not off site, either in an adjacent field or on the public highway.
- g. Lighting. In order to protect the character of the village and to protect the significant colonies of nocturnal protected mammals and bird species found on and close to the site, it is considered that the lighting plan proposed and detailed in Para 12.3 of the DAS should be the greatest extent of lighting permitted. It should be recognised that the proposed development is set in a Rural Settlement where dark skies are seen as a welcome feature and the lighting scheme should reflect that.

Lack of Support and Need

The Charltons Community Plan 2017 Guideline regarding housing development called for the housing stock in the Charltons to be increased by 5% over the 10 year period of the Plan. This equates to an increase of approximately 25 dwellings. At this time there are approvals for the construction of 44 dwellings in the Parish, which would increase its size by some 9%.

Policy SS2 clearly states that proposals for housing development should be consistent with the relevant community-led plans and should generally have the support of the local community. With a large number of objections to the application and none in support it is clear that this application does not have either the support of the community or be consistent with the community led plans.

PARISH COUNCIL RESOLUTION: Councillors agreed unanimously to recommend that the application be **REFUSED**.

DRAFT