

# The Charltons Parish Council

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“Draft” Minutes of Parish Council Meeting  
held on Tuesday 15<sup>th</sup> February 2022 at 7.30pm  
in The Reading Room, Charlton Mackrell

## **Councillors Present:**

Nick Blackledge (Chairman)

Bob Adams

Dennis Elliott

Roger Tearall

Tamzin Elliott (Vice-Chairman)

Alan Crawley

Mike Parsons

In Attendance: C.Cllr Dean Ruddle, D.Cllr Tony Capozzoli, D.Cllr Charlie Hull, the Clerk (remotely) and one member of the public.

## **Public Session**

A Resident expressed their deep concern regarding Application 21/03124/ FUL in that the applicant was seeking to delay matters such as the materials to be used, the lighting plan and the boundary treatment to be subject to a condition after approval of the application. These matters which greatly affect the character of the village and the residents whose property abuts the site should not be decided behind closed doors where the residents' views may not be taken into account.

## **Reports from County and District Councillors**

C.Cllr Ruddle gave an update on the new unitary council. To achieve the £18m savings proposed with the new unitary council the new Authority will have to cut £12m from staffing and £600,000 by getting rid of 150 councillors. They are also predicting to make further saving of around £5.5m through current contracts etc.

Children and Adult services remain under pressure and continue to spend above budgets and, with this in mind, will the new unitary authority make any savings at all and be able to deliver any better services than already supplied by both authorities?

D.Cllr Hull reported that South Somerset District Council's (SSDC) Area East Committee met this month and approved a small development where the build will conform to Passivhaus standards, a design that has optimum impact in helping to achieve net zero. This was welcomed, and has hopefully set a precedent. Cllr Hull also reported that work continues with the Somerset Bus Partnership, and he is exploring feasibility of services to Castle Cary station. Also reported was the comprehensive update from Somerset Waste Partnership that Cllr Hull is happy to share with those interested.

D.Cllr Capozzoli reported on the planning function at SSDC. He explained that the phosphates issue affects the areas around the Somerset Levels most specifically, which is why Area East were able to approve the application referenced by Cllr Hull, as it lies in an area further east less affected. Cllr Capozzoli detailed how he could assist with residents and parish council concerns regarding the Fox and Hounds development by instigating a meeting with key planning personnel at SSDC to discuss specific concerns. He thanked the Parish Council for producing a detailed list of such concerns and will explore a meeting schedule in due course.

**22/12. 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:** None received.

**22/13. 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.

**22/14. Minutes.**

To approve the Minutes of the PC Meeting held on Tuesday 18<sup>th</sup> January 2022.

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

**22/15. Parish Council Vacancies.**

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

**RESOLVED:** No applicants to date. The vacancies would continue to be advertised.

**22/16. Planning.**

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

i. **PA 21/03124/FUL.** Amended plans for the 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 to the rear of the Fox and Hounds public house, Broadway, Charlton Adam.

Councillors agreed that the amendments to the plans submitted by the Applicants have not addressed any of the PC's reasons for recommending refusal of the original application. The reasons for recommending refusal were detailed in full in the Charltons PC letter dated 23rd November 2021 and are précised below.

- The effect of the development on highway safety with regard to pedestrian safety.
- The effect of the development on the character and appearance of the surrounding area.
- Whether the proposal makes adequate provision for foul drainage.
- No provision for access to maintenance the culvert crossing the site as requested by the LLFA.
- Further definition of the Fallow Land Scheme including the length of time the land must remain fallow and clarification on the continued use of footpaths crossing the area set aside.
- Maintaining the boundary between the pub garden and the public open space.
- The maintenance of the public open space and its retention as such in perpetuity.
- The proposal to plant oak trees adjacent to the garden boundary of the dwellings in Withy Hayes Road.
- The location of the contractor parking referred to in the Construction Environmental Management Plan.
- Finalisation of the Lighting Scheme.

The Applicant has indicated to the PC in its document submitted on the 14th February 2022 that some of these issues such as building materials, lighting scheme and boundary treatment should be subject to a planning condition to be determined after planning approval is granted. This is a wholly inappropriate approach as the proposal to construct 35 dwellings (an increase in the size of Charlton Adam by almost 15%) could have an

impact not only on the character and appearance of the settlement but also on the lives of the residents, particularly those whose properties adjoin the site.

Some developments in the Parish have seen conditions not adhered to and commitments made in S106s not fulfilled. The PC is, therefore, somewhat sceptical about the ability of South Somerset District Council to manage the conditions and commitments it places on developers.

While the PC accepts that some issues, such as the maintenance of the public open space and its retention in perpetuity, can only be subject to a S106 agreement after approval, it is imperative that issues which affect the character and appearance of the settlement and the lives of residents be resolved before approval can be considered.

**RESOLVED:** It is for the reasons detailed above that the PC agreed unanimously to continue to recommend that the application be **REFUSED**.

ii. **PA 22/00114/FUL.** Change of use of land from equestrian to residential and the erection of a detached ancillary outbuilding at Cedar Lodge, High Street, Charlton Mackrell.

Although councillors were not against the principle of the erection of an ancillary outbuilding, several councillors were concerned that the design and materials used for the construction of the proposed building were not in keeping and would be incongruous with the Grade II listed Cedar Lodge and the Charlton Adam Conservation Area.

Following further discussion on the merits of contemporary additions to historic properties, as many also have a preference for a clear distinction between the original and the modern, the Chairman proposed approval of the application, which was seconded but not passed. Cllr Adams proposed refusal of the application, which was passed by a majority vote.

**RESOLVED:** The PC agreed by a majority vote to recommend that the application be **REFUSED**.

*(Cllrs Ruddle, Hull and Capozzoli left the meeting at 8.30pm)*

## **22/17. 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):

PC Page in Charltons Village News 2021	£300.00
Reading Room Routine Maintenance Grant	£250.00
Reading Room Hire Nov 21 and Jan 22	£36.00
Reading Room – Defib & Xmas tree Hosting 2021/22	£20.00
Post Office – Defib & Xmas tree Hosting 2020/21	£20.00
Parish Online Jan 22 to Jan 23	£86.40

**RESOLVED:** All items of expenditure approved.

## **22/18. The Queen's Platinum Jubilee (QPJ) - Update**

Cllr T Elliott had met with the Friends of the School who had expressed support for the proposal to provide all children at the School and Preschool with a commemorative mug.

**RESOLVED:** Councillors agreed to provide mugs for these children, which would require the purchase of 100 mugs. Cllrs T Elliott and B Adams to identify the supplier, design and cost for approval at the next meeting.

## **22/19. Grit Bin Provision**

To review the provision and location of grit bins within the parish.

It was noted that during the extensive landscaping of a residents land in Station Road the concrete grit bin had been removed by contractors.

**RESOLVED:** It was decided that the PC Highways Reps would carry out a survey of the grit bins in the Parish to see if any needed relocating or additional bins provided. The Clerk would write to the residents on whose land the grit bin in Station Road was located to advise that the bin was the property of the PC and that the PC were conducting a survey of grit bins and, subject to that survey, they may be asked to replace it.

**22/20. Gates and Footpaths**

The PC discussed the condition of the gates on public footpaths in the Parish.

**RESOLVED:** Councillors agreed that only where there was a safety issue was it appropriate for the Council to require the landowner to repair the gate. Cllr D Elliott would talk to the concerned residents and the Chair would talk to the landowners where repairs were needed.

**22/21. Items for Report and Future Business.**

a. Light Pollution. Cllr Adams reported that he had been approached by a number of residents concerning the amount of light pollution emanating from the S Morris site in Charlton Adam. The lighting is left on all night and at weekends and while it is accepted that we are not a completely Dark Sky Parish, we would wish to be one.

**Action:** The Clerk agreed to write to the site manager expressing the PC and resident's concerns and asking if the light pollution could be reduced.

b. Lytes Cary – Parking. Cllr T Elliott reported that since the National Trust at Lytes Cary had restricted parking for non-members, people were parking on the roadside at the River Cary bridge. There were frequent instances of cars double parking which was causing potential safety issues.

**Action:** Agenda item for the March PC meeting.

**Next meeting:** Ordinary Meeting to be held on Tuesday 15<sup>th</sup> March 2022, 7.30pm in The Reading Room, Hillway, Charlton Mackrell.

There being no further business the meeting closed at 9.05pm.

Signed: .....

Dated: .....