

The Charltons Parish Council

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“Draft” Minutes of Parish Council Meeting
held on Tuesday 17th January 2023 at 7.30pm in The Reading Room, Charlton Mackrell

Councillors Present:

Tamzin Elliott (Chairman)

Susie Crang

Dennis Elliott

Adam Ware

Nick Blackledge

Alan Crawley

Mike Parsons

In Attendance: D.Cllr Tony Capozzoli, the Clerk and four members of the public.

Public Session.

John Cook, Chairman and Paul Hamlet, Vice-Chairman of SHOCK (Stop Housing Obliterating the Character of Keinton [Mandeville] (KM), gave a brief presentation relating to agenda item 23/04.a. KM is opposing an application by Land Value Alliances (LVA) to build an estate of 120 houses on farmland west of the village. If approved, the estate would have a severe impact on The Charltons. A traffic survey carried out by SHOCK assumed that 30% of the traffic associated with the estate would still use Kingweston Road to access the A37. Using Somerset County Council Highway's estimate of 6 vehicle movements per day per dwelling, there could be a significant increase in traffic with approx. 200 vehicle movements extra per day along Kingweston Road.

Another major issue that would affect The Charltons is sewage. Wessex Water's response to the application highlighted the issue that, despite the dry summer between March and September 2022, the KM pumping station discharged foul effluent into Bull Brook on 13 occasions for a total of 15,02 hours. That effluent then flows through Charlton Mackrell and into the River Cary. An additional 120 houses would only exacerbate this issue.

Action. The PC agreed unanimously to support SHOCK and submit an objection to the application. Cllrs Crawley and Parsons agreed to work alongside SHOCK to form a response.

A resident was present to ask to be kept updated on any matter that affected Welham Field as his land adjoins the field as a natural boundary.

Action. The Clerk agreed to notify the resident of any matter relating to Welham Field that may affect him.

Reports from County and District Councillors.

D.Cllr Capozzoli reported that there would be a full council meeting on 19th January at which 'Yeovil Refresh' would be discussed. It was proposed that an additional £5m would be spent on the Refresh, however, he was of the opinion that the money would be better spent to reduce business rents and provide free parking, using Dorchester as a model. He encouraged those present to attend the meeting to voice their opinions.

23/01. 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: Cllr Adams gave his apologies which were received and approved. C.Cllr Ruddle and D.Cllr Hull also tendered their apologies.

23/02. 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) adopted May 2022. (NB this does not preclude any later declarations).

RESOLVED: Cllr Crang declared a pecuniary interest at 23/04.a.iii. as the Applicant.

23/03. Minutes.

To approve the Minutes of the PC Meeting held on Tuesday 15th November 2022.

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

23/04. Planning.

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

i. **PA 22/01720/OUT** Keinton Mandeville parish). To discuss the possible impact on the Charltons from outline planning application with some matters reserved except for access for a residential development of up to 120 dwellings (including policy level affordable housing) with associated public open space, community orchard, allotments and potential additional parking for the existing village hall, with details of layout, scale, appearance and landscaping reserved on land south of B3153 Keinton Mandeville, TA11 6EF.

RESOLVED: Following on from the discussion at public session, councillors agreed unanimously to recommend **REFUSAL** and would submit a response accordingly.

ii. **PA 22/03124/FUL**. Demolition of kennels and change of use of land to extend domestic garden and erection of outbuilding at The Old Waterworks, Ilchester Road, Charlton Mackrell, TA11 7BH.

RESOLVED: The PC agreed unanimously to recommend **APPROVAL**.

(Cllr Crang left the meeting at 8.20pm)

iii. **PA 22/03342/FUL**. Change of use of agricultural land to commercial for the erection of two detached industrial units, formation of a new access with parking and turning space and creation of an attenuation pond on land Os 4300, Cary Fitzpaine, BA22 8JB.

Mr A Crang, Applicant, was present and answered questions on his application. Following a full discussion, Cllrs considered that this latest application assumes that the related highway engineering works, listed as planning conditions 3 and 5 for the approval of the previous PA (17/00264/FUL), are complete. However, the works carried out to date to the access road, visibility splay and passing points are insufficient for HGVs and not to Highways standards.

RESOLVED: The PC agreed that it could not approve the application until the engineering works were carried out and passed by Highways. Councillors resolved unanimously to recommend that the application be **REFUSED** until the previous conditions were implemented.

(D.Cllr Capozzoli left the meeting and Cllr Crang returned to the meeting at 8.45pm)

b. South Somerset District Council (SSDC) Decisions:

i. **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, TA11 7AR – **REFUSED**.

23/05. 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 received and approved and bank reconciliation signed.

b. **Accounts for payment.**

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

Parish Council Laptop	£649.00
Microsoft Office	£59.99

Mr C Denning Wayleaves	£178.78
D Simpson – Xmas Tree timers, clips & 2 x flag poles	£155.56
Cary Traders – hedge cutting village car park	£108.00
SALC Training – Cllr Essentials Part 1 and 2	£40.00
Photocopying Remembrance Day leaflets	£20.00

RESOLVED: Items of expenditure approved unanimously.

c. To consider Budget & Precept figures for 2023/2024.

To agree on a figure for the Precept. Proposal to increase precept from £17,000 to £20,200.

The Clerk previously distributed the draft precept for 2023/2024, with supporting notes (Attachments 1 and 2 available on the PC website).

Councillors discussed the recommendation for small authorities to maintain their General Reserves (GR) at between 3 and 12 months Net Revenue Expenditure (NRE), the smaller the authority the closer the figure should be to 12 months NRE. The proposed budget of £20,200 was calculated at 6 months NRE. Following detailed discussions of the PC requirements, councillors considered that 9 months NRE would be preferable.

The Chairman also proposed that the PC considered purchasing a Tommy Statue. The Clerk advised that such expenditure could be considered as an agenda item at the end of the FY and, if approved, could be purchased from the contingency fund.

RESOLVED: Following a review of the draft budget the proposed budget was adopted unanimously and the increased precept of £24,000 was agreed. This would give an increase in the PC's element of the council tax charge to each household of £14.31 for the year; a 35.38% increase.

23/06. Welham Field Tenancy.

Cllrs D Elliott and Parsons to report on condition and security of the field following site visit.

Following the site visit, Cllr Parsons drafted a letter to invite the tenant to meet in person to discuss outlooks and objectives for the field.

RESOLVED: The Clerk agreed to send the letter with the tenant's cheque for his element of the wayleaves.

23/07. Items for Report and Future Business.

a. Lytes Cary Speed Reduction. Cllr Crawley reported that he hoped to meet with Andy Barron, SCC Traffic Engineer, next week to discuss the draft plans for the reduction in the speed limit in Lytes Cary, but would speak to the landowners before proceeding.

b. Speed Indicator Devices (SIDs). Cllr Crawley reported that the SIDs were having a beneficial impact on speeding within the parish, however, there were still some 'idiots'.

Next meeting: to be held on Tuesday 21st February 2023, 7.30pm in The Reading Room, Hillway, Charlton Mackrell.

There being no further business the meeting closed at 9.30pm.

Signed:

Dated: