

The Charltons Parish Council

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“Draft” Minutes of Parish Council Meeting
held on Tuesday 16th January 2024
commencing at 7.30pm in The Reading Room, Charlton Mackrell

Councillors Present:

Tamzin Elliott (Chairman)
Nick Blackledge
Alan Crawley
Mike Parsons
Kim Williams

Bob Adams (Vice-Chairman)
Susie Crang
Dennis Elliott
Adam Ware

In Attendance: The Clerk and six members of the public.

In Memoriam for Councillor Dean Ruddle

The Chairman called for a minute's silence for Councillor Dean Ruddle who sadly passed away on 5th January 2024.

Public Session – Flood Events

Residents present gave their reports on three major flooding events in the last three months and expressed their concerns regarding outline planning application 19/02745/OUT for the erection of nine dwellings on land OS 6323 (part) Kingweston Road, which would severely exacerbate the flooding if approved.

2nd November 2023, the concrete channel at the back of Georgian Cottage, Somerton Lane and the bottom of the field on the proposed development site overflowed after a period of heavy rainfall. This flooded the rear building of Georgian Cottage to a depth of 20cm, in addition to the garden, driveway and electricity was lost. Flood water also entered The Woods, Kingweston Road.

4th December 2023, Bull Brook overflowed at the point of the culvert at the bottom of Peddles Lane. This again flooded the back building of Georgian Cottage. The pure volume of water flowing in Bull Brook caused the water to flow backwards into the culvert and concrete channel at the back of Georgian Cottage. The excess water flowed across the road at the sharp bend of Ilchester Road and Kingweston Road and again into The Woods, causing significant damage.

The Bull Brook also overflowed at the next culvert on Charlton House, opposite Wenlock Cottage, Ilchester Road, causing a large volume of water to flow down Ilchester Road, which was then eventually closed due to the extent of flooding and which caused a lorry to crash into Bull Brook, damaging the culvert and road signage.

Flash flooding also occurred in Primrose Hill Residential Park on 4th December 2023. On this occasion, had it not been for the incredible response of so many people, from all the emergency responders, volunteers and from the more able residents and staff this may have proven far graver still than the very frightening experience and devastating property damage suffered by some residents.

4th January 2024, Bull Brook overflowed at the point of the culvert at the bottom of Peddles Lane. This again caused the backflow of the Bull Brook behind Georgian Cottage and again flooding of the rear building and The Woods. Bull Brook also overflowed, again, at the next culvert on Charlton House, Ilchester Road opposite Wenlock Cottage, causing large volume of water to flow down Ilchester Road.

Action. In light of the recent flooding around the proposed development site and possibly further afield at Primrose Hill Residential Park, the PC agreed to write to Somerset Council (SC) planning with information and evidence gathered from residents, asking that the Council reevaluate the flooding implications of the proposed development both to the site and the wider community. Agenda item for the next meeting.

24/01. 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: No apologies received.

24/02. 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: None declared.

24/03. Minutes.

To approve the Minutes of the PC meeting held on Tuesday 21st November 2023.

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

24/04. Planning.

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

i. **PA 23/02868/FUL.** Over cladding of the existing community hall structure, small extension to the North and East elevations and internal rearrangements of the building spaces to better provide for the community's needs at The Charltons Memorial Community Hall (CMCH), Top Road, Charlton Adam, TA11 7BE.

The PC had a number of questions that could not be answered by the CMCH representative present. There were also a couple of issues that councillors considered could easily be resolved but also needed to be discussed with other members of the committee.

RESOLVED: The Clerk agreed to request an extension to the date for responses to be received by and defer consideration of the PA until the next meeting to allow the CMCH committee to address and resolve the issues raised.

b. Somerset Council (SC) Decisions:

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 – **APPROVED.**

ii. **PA 23/02580/HOU.** Works to increase the height of the annex to accommodate first-floor living accommodation, incorporating works granted through application 22/02714/HOU, installation of timber cladding to the first floor at Little Orchard, George Street, Charlton Adam, TA11 7AS – **WITHDRAWN.**

iii. **PA 23/02565/LBC.** Proposed re-roofing of outbuilding at Charlton House, Ilchester Road, Charlton Mackrell, TA11 6AD – **APPROVED.**

iv. **PA 23/02268/HOU.** Erection of replacement garage at Matford Farm, Broadway, Charlton Adam, TA11 7BD – **REFUSED.**

v. **PA 23/01760/FUL & 23/01761/LBC.** Internal and external modifications to existing cottages and outbuildings, for use ancillary to The Court, along with associate landscaping and parking. Erection of a workshop at The Court, West Charlton, TA11 7AL – **APPROVED.**

vi. **PA 23/01755/HOU.** Proposed two & single storey extension to rear at 3 Neville Close, Charlton Adam, TA11 7AZ – **APPROVED.**

24/05. 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 balances at 5th December 2023 of £41,259, reconciled, approved and signed.

b. Accounts for payment.

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

i. Overt Locke Christmas Trees	£330.00
ii. Mr M Cecil Denning Wayleaves	£178.78
iii. Invotec Solutions Ltd – Grit Bin Old Post Office, C Adam	£138.00
iv. Clerk's allowances and expenses	£43.25
v. Reading Room hire Nov 23	£18.00
vi. SALC Cllr Essentials Trng 15 Nov 23	£25.00

RESOLVED: Items of expenditure approved unanimously.

c. To consider Budget & Precept figures for 2024/2025.

To agree on a figure for the Precept. Proposal to increase precept from £24,000 to a minimum of £28,330 or to a maximum of £30,000.

The Clerk previously distributed the draft precept for 2024/2025, with supporting notes (Attachments 1 and 2 available on the PC website). Following detailed discussions of the PC requirements and financial situation at SC, councillors considered that the minimum increase to the precept to £28,330 would be preferable.

24/06. Welham Field Registration and Rent Review

a. To formally approve signing of Form ST3 completed by Cllr Parsons and Emily Wilson of Chubb Bulleid as part of the application process for registration of Welham field with the Land Registry.

RESOLVED: Approved.

b. To consider triannual rent review. Proposed increase of 10% from £500 per annum to £550.

RESOLVED: Approved.

24/07. Change to Date of PC Meeting in May 2024

To agree the change of date for the Annual Parish, Annual Parish Council and Ordinary meeting to **Wednesday 15th May 2024.**

RESOLVED: Approved.

24/08. Items for Report and Future Business.

a. Flood Events. In addition to the discussion in public session, Cllr Adams reported that on 4th December 2023 residents experienced flooding from surface water and sewage overflow in Broadway Road, Charlton Adam. Two properties were particularly badly affected, with water flowing from the old quarry workings through their gardens and houses onto the road causing flooding, which was passable with care. Another property on Broadway Road was affected by sewage flooding and sewage was also flowing from the manhole covers along the length of Broadway Road. Wessex Water attended but advised that, as the problem was caused by groundwater ingress into the system causing the pumping station to be overcome, there was little they could do, which is a problem experienced regularly when there is excessive rainfall. Separately George Street, Charlton Adam flooded from surface water runoff.

Cllrs Crang and Williams reported that Cary Fitzpaine was also affected by flooding on 4th December. The hamlet was cut off for at least two days, with water approximately three feet deep. A property was unfortunately flooded internally when the river Cary burst its banks.

Action: Agenda item for next meeting.

b. Levels and Moors Locally Community Network (LCN) Meeting 15 January 2024. The Chairman gave a brief report on the meeting. There was discussion about implementing a Highway Steward scheme, commencing in April, for which the Chairman expressed an interest to be kept informed when more detail was available. The next meeting would be held in March 2024 in Long Sutton Hall.

c. War Memorial. Cllr Crawley reported that he was arranging a visit with Greengage Garden Solution to quote for grounds maintenance works.

d. Fireworks, Charltons Mackrell. The Chairman reported that, since the last meeting, it was confirmed that the 'professional' fireworks display was held elsewhere in the village and not at Charltons House and as reported by concerned residents. The Chairman apologised to the owners of Charltons House, who were present and explained that the PC was acting on information received and as requested. Councillors agreed to write an article for the October 2024 edition of the Charltons News on behalf of the residents, requesting that any large scale fireworks display is advertised so that households and smallholders in the vicinity can be prepared and take the necessary precautions to protect their pets and livestock from such large, loud displays.

e. Community Speedwatch (CSW). Cllr Crawley reported that Cllr Parsons had joined CSW. They were awaiting a speed enforcement unit to be in attendance in Lytes Cary following the recent reduction in the speed limit.

Next meeting: to be held on **Wednesday** 14th February 2024, 7.30PM in The Reading Room, Hillway, Charlton Mackrell.

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

Signed: Dated: