

The Charltons Parish Council

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Minutes of Parish Council Meeting

held on Tuesday 21st January 2025

commencing at 7.30pm in The Reading Room, Charlton Mackrell

Councillors Present:

Tamzin Elliott (Chairman)

Katie Armstrong

Alan Crawley

Kim Williams

Mike Parsons (Vice-Chairman)

Susie Crang

Dennis Elliott

In Attendance: Somerset Councillor Tim Kerley, the Clerk and five members of the public.

❖ Public Question and Comments:

A representative from The Charltons Memorial Community Trust CIO was present and gave a report on the 'Raising the Roof' project at the Community Centre. The Trust anticipate that the works should take fourteen weeks to complete.

❖ Reports from Somerset Council:

Cllr Tim Kerley reported as follows:

Mayoral Combined Authority. Central government have encouraged all counties to form mayoral authorities. If SC would like additional funding it would need to commit to join the Mayoral Combined Authority for the Heart of Wessex region with Wiltshire and Dorset with an elected Mayor. The focus will be on strategic planning and the three Unitary Council will keep their local independence and responsibilities.

Boundary Review. Parish Councils are being asked to submit their views on the boundary changes for the 2027 Somerset Council elections and the Somerset Local Plan.

Budget. SC were always only one month away from issuing a Section 114 and are facing a similar deficit as last year, despite initially closing the £78m gap. This was in the main due to the high costs involved with the provision of Special Educational Needs and Somerset has the highest number of cases of dementia in the country. This puts huge pressure on adult and social care. The current position of SC is almost a carbon copy of where it was last year, however, it has no more assets to sell. SC are exploring the options of raising the precept above the referendum limit. Cllr Kerley stated that Highways resources would be limited and encouraged the Parish Council to continue to build its reserves to be able to carry out any highways services that may no longer be able to be provided by SC. **(Cllr Kerley left the meeting at 8.00pm)**

25/01. Apologies for absence:

To receive any apologies for absence.

RESOLVED: Somerset Councillor Stephen Page tendered his apology.

25/02. Declarations of Interests:

Members are reminded of their obligation to declare any Pecuniary or Other interests they may have under the Localism Act 2011 and NALC Model Code of Conduct adopted May 2022. (NB this does not preclude any later declarations).

RESOLVED: None declared.

25/03. Minutes:

To approve the Minutes of the PC meeting held on Tuesday 19th November 2024.

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

25/04. Parish Council Vacancy.

To report casual vacancy on the Parish Council, following the retirement of Cllr Bob Adams, to be filled by co-option.

The Chairman wished to record her thanks on behalf of councillors and parishioners to Bob Adams who retired from the PC in January after five years of service, three of which as Vice-Chairman.

RESOLVED: The Clerk reported that the vacancy was advertised to be filled by co-option from 18th February 2025.

25/05. Election of the Vice Chairman of the Council and receive his/her Declaration of Acceptance of office:

Following the retirement of Cllr Bob Adams, the Council may choose to elect a Vice-Chairman to serve until May 2025.

RESOLVED: The Chairman received one nomination for Cllr M Parsons who was elected unanimously.

25/06. Planning.

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

i. **PA 24/02231/HOU (revised).** Erection of a new car port and storage area at The Chantry, West Charlton, TA11 7AL.

Councillors were pleased to note that the height of the ridge had been reduced. Although the Parish Council's request for the proposed development to be moved 1.5m south had not been addressed, the owner of the neighbouring listed property contacted the Parish Council to confirm that he considered the revised plans to be a "reasonable compromise".

RESOLVED: Councillors agreed unanimously to recommend **APPROVAL** of the revised application on the condition that Somerset Council have sought the views of its own specialist conservation and archaeological advisers and as requested by Historic England.

ii. **PA 24 02519/FUL.** Demolish existing dwelling and erection of 2 new dwellinghouses at 26 Neville Close, Charlton Adam, TA11 7AZ.

Councillors considered the proposed development to be inappropriate and totally out of character with its surroundings. The proposed development for two homes on this site would increase the density of buildings, which would not enhance the surrounding area. Outside space is very limited, not in keeping with surrounding properties or big enough for normal recreational use. One semi-detached building, i.e. 2 dwellings would be in keeping and more appropriate for the space.

There is severely limited access to Plot 2, which would prove problematic. Extra car movements would be necessary due to the linear parking arrangements and there would be a safety issue due to limited access for the emergency services.

Councillors noted and concurred with residents' submissions on the planning portal. The proximity of the proposed development to property boundaries would severely affect the neighbouring properties visual and residential amenity and their privacy.

RESOLVED: Councillors agreed unanimously to recommend **REFUSAL** due to the detrimental effect on the privacy, amenity, and character of the surrounding area.

iii. **PA 24/02957/HOU.** Demolition of existing garage and erection of replacement garage at Matford Farm, Broadway, Charlton Adam, TA11 7BD.

Councillors noted that a previous application on this site (23/02268/HOU) to allow a new garage attached to the applicants home was considered and fully supported by the Parish Council in October 2023 but was refused by Somerset Council. Councillors also noted that

there is an extant permission in place from 1995 to build a new garage of similar size, scale and volume (95/05460/FUL).

The Parish Council reviewed the new application (24/02957/HOU) and noted the reasons for refusal of the previous application. Councillors recognised the efforts made by the Applicant to amend the new scheme to address the concerns within the LPA officer report, for example making the garage door a different style and other changes as detailed in the submitted Planning Statement.

RESOLVED: Councillors agreed unanimously to strongly recommend **APPROVAL** of this amended application, being a relatively modest domestic extension, which is an improvement to the existing, with very limited impact on visual amenity, being well designed and no adverse environmental impacts.

b. Somerset Council (SC) Decisions:

i. **PA 24/02170/HOU.** Rear extension to existing residential bungalow to create a two bedroom dwelling and change of fenestration to the front of the property to create a garage (Re-submission of 24/01234/HOU) at Cary River Cottage, Kingsdon, TA11 7HU – **APPROVED.**

ii. **PA 24/02135/FUL.** Erection of a footbridge on land at Lytes Cary Manor, Ilchester Road, Charlton Mackrell – **APPROVED.**

iii. **PA 24/00307/FUL.** Erection of new dwelling on land at Cooks Cary Farm, Ilchester Road, Charlton Mackrell – **APPROVED.**

25/07. Parish Council Accounts:

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

To receive the full council accounts and bank reconciliation.

RESOLVED: The Clerk previously circulated the PC Accounts which were received and approved and bank balances at 31st December 2024 of Nat West Current Account £1,144.81 and Nat West Business Reserve Account £46,698.18, which were reconciled, approved and signed.

b. Accounts for payment:

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

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| i. Servicing Charlton Adam Church Clock | £234.00 |
| ii. Mr M Cecil Denning Wayleaves | £185.56 |
| iii. Microsoft Office 365 | £59.99 |
| iv. Clerk's allowances & expenses Oct to Dec 24 | £50.25 |
| v. Mr J Legge – posts for footpath signage | £41.80 |
| vi. Reading Room Hire Oct & Nov 24 | £36.00 |
| vii. SALC training inv 2025 – Cllr Essentials Part 2 | £25.00 (re-issue/chq not cashed) |

RESOLVED: Items of expenditure approved unanimously.

c. To consider Budget & Precept figures for 2025/2026.

To agree on a figure for the Precept. Proposal to increase precept from £28,330 to £32,000.

The Clerk previously distributed the draft precept for 2025/2026, with supporting notes (Attachments 1 and 2 available on the PC website).

RESOLVED: Following a review of the draft budget the proposed budget was adopted unanimously and the increased precept of £32,000 was agreed. This would give an increase in the PC's element of the council tax charge to each household of approx. £7.68 per household per annum, the equivalent of 11.78% for a Band D property.

25/08. New: The Charltons PC Financial Regulations:

To review and adopt the New NALC model Financial Regulations 2024/25 adapted as recommended for use by The Charltons PC.

RESOLVED: The Clerk previously circulated the new PC Financial Regulations for review, which were adopted.

25/09. Items for Report and Future Business.

- a. Retirement. Cllr Dennis Elliott tendered his resignation as he wished to retire from the PC. The Chairman thanked him for his service and the Clerk would report the vacancy and amend the vacancy notice to advertise two vacancies on the PC.
- b. Dog Fouling. The PC had received reports of a large increase in dog fouling within the parish. There was a serious issue at the Community Centre Memorial Playing Field, which was being addressed by the Trust. The Clerk reported that she had asked SC if they could empty the bins more regularly and also asked for an update for the installation of an additional dog waste bin at Welham/West Charlton.
- c. Annual Parish Meeting. Agenda item for next meeting to discuss options/venue/format as requested by Cllr Armstrong.

Next meeting: to be held on Tuesday 18th February 2025, 7.30pm in The Reading Room, Hillway, Charlton Mackrell.

There being no further business the meeting closed at 9.10pm.

Signed:

Dated: