

The Charltons Parish Council

Clerk: Mrs Rebecca Carter, Portman House, North Barrow, Somerset, BA22 7LZ

Tel: 01963 240226

e-mail: charltonsclerk@outlook.com

<http://www.thecharltons.org.uk>

“Draft” Minutes of Parish Council Meeting
Held as a consultative virtual meeting via Zoom software on
Tuesday 21st July at 5.00pm

Councillors Present (remotely):

Richard Montagu (Chairman) Bob Adams
Peter Moulding Dee Powell

In Attendance (remotely): C.Cllr Ruddle, D.Cllr C Hull, D.Cllr T Capozzoli, the Clerk and two members of the public.

Public Session

No comments.

Reports from County and District Councillors

District and County Councillors may give short verbal reports on matters affecting the Parish. C.Cllr Ruddle advised that his weekly Covid 19 report would soon be replaced by a monthly report. He reported that the Somerset unitary debate continued and would be considered at the next full Council meeting on 29th July 2020. He anticipated that the ‘One Somerset’ proposal would be voted through, although his opinion is that there should be at least two unitary authorities. C.Cllr Ruddle reported that he had discussed the PC’s requests for improved HGV signage with Mr G Warren, Somerset County Council (SCC) Traffic Engineer, who would enquire whether he could source them for the parish.

D.Cllr Hull reported that the District Councils’ vote for the ‘One Somerset’ proposal was nearly unanimous in opposition. He reported that South Somerset District Council (SSDC) would consider energy efficiency grants of up to £5,000 for households from September 2020; he would look into ways of widely advertising the scheme. He had set up a Rural Transport Working Group (WG) with a number of residents to look into the local bus/train network with the aim to increase accessibility; additional volunteers would be welcome and should contact him directly.

D.Cllr Capozzoli reported that three more planning officers had recently left SSDC, which meant that there were not many qualified planning officers remaining, especially those with knowledge of the area. Both District Councillors suggested that planning officers should be encouraged to carry out a site visit rather than a ‘google earth’ exercise and to discuss the applications with Ward members. A number of planning officers remaining at the council were contractors; D.Cllr Capozzoli would like to see their contracts extended to ensure the cases they were working on would be followed through to completion, even at additional cost.

20/54. 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 from Cllrs Blackledge, Crawley and Elliott.

20/55. 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: The Chairman declared that as a he was socially acquainted with the Applicant, he would participate in the discussion but not vote at item 20/57.a.iii.

20/56. Minutes.

To approve the Minutes of the Remote Ordinary PC Meeting held on Tuesday 16th June 2020.

RESOLVED: The minutes were confirmed as a true record and would be duly signed.

20/57. Planning.

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

i. **PA 20/01562/HOU.** Erection of an oak framed mansard to create a garden room at Little Orchard, George Street, Charlton Adam.

The PC considered that the plans were uncontentious and would not have a detrimental effect on neighbouring properties, from whom the PC had not received any negative comments.

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

ii. **PA 20/01567/HOU.** The erection of a single storey extension to dwelling at Welham Barn, Welham Farm Lane, Charlton Mackrell.

Neighbours were consulted and no objections had been received. Councillors were pleased to note that the Applicant had followed recommended planning procedures and sought pre-application advice. Mr Millar, Planning Officer stated 'it would likely be looked upon favourably, given the proposed extension is of modest size and would use matching materials'.

The PC agreed with Mr Millar, having received assurance from Mr King that the proposed extension would be built in the traditional manner with materials to match the 200 year old building, as stated in the Design and Access Statement.

The extension cannot be seen by neighbours and would improve the heat efficiency of the dwelling, being in a particularly cold area of the house that is in need of renovation.

Councillors agreed that the proposed work would be an improvement to Welham Barn.

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

iii. **PA 20/01638/REM.** Reserved Matters application following outline approval 16/03353/OUT for the erection of 3 No. dwellings on land NE of Ilchester Road, Charlton Mackrell.

The Council were concerned that, in the absence of a Parking Plan for the site, it was not possible to determine whether there was adequate parking provision provided. This was particularly evident in respect of Plot 3 with regard to visitor parking.

There was also no provision shown in the plans for electric vehicle charging which should now be standard in any new development.

RESOLVED: Subject to these issues being satisfactorily resolved the Council voted unanimously to recommend **APPROVAL.**

b. South Somerset District Council (SSDC) Decisions: None. **(C.Cllr Ruddle left the meeting at 5.45pm)**

c. Planning Inspectorate Appeals:

i. **PA 18/03298/OUT.** Outline application for residential development of up to 24 No. dwellings, access via the existing Fox and Hounds Public House access, provision of orchard, public open space and associated infrastructure on land to the rear of Public House, Broadway Road, Charlton Adam – **ALLOWED.**

Cllr Adams thanked the Parish Council for its support on behalf of the residents of Charlton Adam. The next step would be to mitigate the effect of the development on the parish and ensure it met the needs of the residents of the Charltons and indeed the surrounding villages. Following a brief discussion it was agreed unanimously that the Clerk would write to ask that the S106 agreement for the development include clauses

which ensure that residents of the Charltons and surrounding villages are given priority in the allocation of the affordable dwellings within the development.

RESOLVED: Cllr Adams to draft the S106 request letter for the Clerk to send to Mr D Kenyon, SSDC Planning Consultant and NIST District Councillors.

20/58. Finance.

a. **To consider quotes for Village Car Park signage.**

Written Quote received: £339.75 incl. VAT (await confirmation of verbal quote in writing).

RESOLVED: To proceed with the written quote, which would be less than £339.75 as Cllr Adams agreed to collect which would save packing/postage.

b. **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 presented and subsequently approved. The bank reconciliation to be duly signed.

c. **Accounts for payment.**

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

K M Dike Nurseries Grass Cutting June & July 20	£339.88
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RESOLVED: Approved.

20/59. Project Charltons - Refurbishment of the Memorial Hall Playing Field Play Area.

To discuss approval process for each major milestone of the construction phase of Project Charltons with project members and the Charltons Memorial Playing Field and Community Centre Trust (CMPFCCT).

Cllr Powell confirmed that, as a member of CMPFCCT and Project Charltons, she would speak on their behalf. Mrs A De Berker was also present to represent Project Charltons. Cllr Powell confirmed that Project Charltons continued to work closely with CMPFCCT and had the full confidence of the Chairman and Trust members. *(D.Cllrs Hull and Capozzoli left the meeting at 6.15pm).*

RESOLVED: For the avoidance of doubt it was clarified that the CMPFCCT had full delegated authority to run the property under their control and thus Project Charltons should seek the necessary approval for all stages of the implementation of the build and the PC would only act as 'banker' to oversee the proper expenditure. As land owner the PC expects to be kept informed through the minutes of CMPFCCT meetings of all agreements and the progress of the project.

20/60. Reports from the PC Committees, Working Groups (WG) and PC Representatives:

Councillors to provide reports.

a. Community Infrastructure Levies (CIL) WG. Cllr Adams reported that the WG had been set up and were looking to recruit one more person. The aim of the WG would be to identify and prioritise eligible projects which could benefit from CIL expenditure. Ideas discussed to date were Village Gateways, new Memorial Playing Field gates and additional funds towards replacing the play equipment.

20/61. Items for Report and Future Business.

Please notify items to the Clerk at least 24hrs before the meeting.

a. Remembrance Sunday. Cllr Moulding reported that a member of the PC used to lay a wreath on Remembrance Sunday, which he did himself on behalf of the PC in 2019. It was agreed that Cllr Moulding would continue to officially lay the wreath on behalf of the PC on Remembrance Sunday until further notice.

There being no further business, the meeting closed at 6.45 pm

Signed

Dated