

EAST HARPTREE PARISH COUNCIL

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Minutes of Parish Council meeting held on 15 August 2006 at 7.30pm in East Harptree Theatre

Present: Peter King (Chairman), Chris Head (Vice-Chair), Paul Waldron, Mike Jennings

456 Apologies – Bob Delaney, Dylan Martlew, Terry Worlock and District Councillor Tim Warren

457 Declarations of Interest – Councillor King declared an interest in the planning item agenda no. 461 and signed the register of interests.

458 Minutes of the last meeting – 18 July 2006 were amended and signed as a true and correct record. The Clerk agreed to re-distribute revised minutes and Councillor King asked for a copy of the manually amended minutes which were signed in the meeting.

Councillor Waldron asked for clarification of the minute under item 454 regarding the Standards Board and the Clerk clarified that under the current Code of Conduct, Parish Councillors have a duty to report any breaches.

Under item no. 454 Councillor King asked for his dissatisfaction to be recorded that no-one had been asked to chair that part of the meeting.

Under item number 445, Councillor Head confirmed that it has been agreed not to write to Mr Pearce regarding Low Cost Housing in Haydons field.

459 Matters arising – Cemetery – Councillor Peter Wood, Chair of West Harptree Parish Council was present to clarify issues with the cemetery. The tree causing problems with the wall has been cut down and the roots killed. However the wall is still to be re-built and Councillor Wood is in contact with BANES. He will keep East Harptree Parish Council notified of any developments. He is also in contact with the Duchy regarding the expansion and will keep the Parish Council informed.

Low Cost Housing – Housing Needs Survey to go on next months agenda.

Grey Hollow – Councillor Jennings will contact Somer to arrange a meeting to discuss current issues.

460 Open discussion

The meeting was adjourned and members of the public were invited to make comments. The first issue raised was by Mr Jeremy Thompson-Smith regarding the imminent closure of the village shop. He was concerned about the implications of this. Mrs Beirnice Roberts also commented about changes in the village and in the structure of the community such as the sale of land. Councillor Head outlined the purpose of Parish Plans and thought now was an opportune time to look at creating one for the village. This will help give the Community a

stronger voice for planning and transport and is owned by the Parish and the Community. Councillor Head also noted the unusually high level of attendance by the public at the meeting and gave an example of public transport as being a very important issue discussed at a meeting but where no members of the public were present. The Parish Council encourages participation by member of the public at the meetings.

Regarding the shop, Councillor Head has already researched possible solutions to the lack of a shop in the village and is aware of mechanisms such as Community Shops and potential subsidies available to aid this type of enterprise. It is recognised that Community Shops encourage custom from the Community due to the shared ownership but it was recognised that any provision needs to be sustainable and the response needs to be measured. Further information is recorded under item no. 462.

The next issue was regarding the planning application in item no 461.

At this point Councillor King left the room due to his interest in this item. Councillor Head took the Chair. He addressed the Public to ensure their understanding that the discussion should be orderly and comments should be addressed to the Chair and not amongst members of the Public. He also clarified what the Parish Council is allowed to take into account when considering planning applications.

Also clarified was the reason for Councillor King to leave the room and the Standards Boards guidelines of what a personal and prejudicial interest consists of.

Brian Legg explained the background to the piece of land and the reasons for the sale. He stated his belief that the land was suitable for development for young people and that it should not offend the community.

Nick, Bernice and Eleanor Roberts explained that they were objecting and have always objected to the development for the following reasons:

- The land is not big enough and 2 applications were turned down before the recent sale. When the land was sold a portion was held back to provide turning space for the new occupant of School House, thus making the site even smaller;
- Development of the site would mean 3 cars accessing Church Lane in reverse gear which is contrary to Highway policy;
- The piece of land was managed by the Roberts' and Miss Manning as a wildlife reserve;
- PPS1 means that the design is inappropriate in context;
- The 10 metre elevation facing east will be 4 metres from the Roberts' property thereby restricting light;
- That 4 meter strip will be divided by 2 walls which will be unattractive;
- The North elevation falls within 1.5 meters of the centre line of Roberts' hedge. The integrity of this hedge will therefore be affected.
- The Roberts believe that the high turn out at the meeting means that there are lots of people objecting to this development being shoe-horned into the small space.

Concerns were also raised about the traffic problems already being encountered in Church Lane being made worse.

Roger Harvey (Father-in law of John King) supported Brian Legg regarding his comments about providing housing for the young people in the village and commented on the generosity of Mrs Bovey for giving the land for this purpose. He also noted that there have been two other developments in the village which were on smaller plots than this one.

Allison Johnson also commented how she would be adversely affected by light issues if the development goes ahead.

Peter Valaitis had nothing further to add other than his concerns re. access and how the access to his own property would be affected.

Marcus Gregory also noted concerns about the vehicular access.

Following all these comments, Councillor Head encouraged the public to write to BANES with their comments both in support of and opposing the application.

461 Planning – Development site between Swallows Rest and Ashleigh, Church Lane – Erection of a two bedroom dwelling, Councillors Head and Waldron had held a site visit within the boundary and the Roberts' house.

Councillor Waldron had the following comments:

- The boundary adjacent to Kayfos was only 1.7 meters. The dimension was not on the datum line.
- The site plan was taken from the 1963 Ordnance Survey map which does not show Providence House. Up to date Ordnance Survey maps should be used when submitting applications.
- The front wall coming into the driveway has been reduced and the gateway enlarged for ease of access. What permission was received for this?

Councillor Head commented that the application does not make that clear but that the Boundary is still retained by the Church House Trust.

Councillor Jennings had no objections as he feels that it is preferable to building outside of the village fence and there are no windows overlooking Providence House.

Councillor Head had the following comments:

- Planning application states that no tree surgery is needed although he thinks that it would be needed to the hedge.
- The Fence which has appeared between Church House car parking and the site should be shown in the plans.
- Further information is required on the impact of light on Providence House.
- He has concerns over visibility for access in this the narrowest part of Church Lane.
- The Parish Council have consistently objected to developments of similar sizes and small sites.

Further concerns are that:

- East and North elevations are shown as rendered but they should be in stone.
- Roof tiles in the application are shown as red and black – reclaimed tiles should be used due to the proximity to the conservation area.

Councillor Head recommended the following approach:

The Parish Council should object in principle to the overdevelopment of the site but with recommendations for building materials should the development be given permission.

A vote was taken with Councillors Head and Waldron voting for the proposal and Councillor Jennings voting against, The proposal was therefore carried.

Councillor King rejoined the meeting.

462 Closure of village shop

Thanks were given to Steve and Graham of Blagdon Stores for their attempts to succeed with the village shop and for keeping it open for consistently long hours.

Councillor Head recommended the creation of a sub-committee of the Parish Council with involvement from Parishioners to look at options for maintaining a village shop. He asked the public present if they would like to be involved and Patricia Woods, Jeremy Thomson-Smith and Steve (current shop-keeper) volunteered. Parish Council accepted Council Head's proposal and Mr Thomson-Smith thanked the Parish Council for being pro-active.

It was decided that the shop should be a regular agenda item.

463 Parish Council Banking

Cheques were signed as follows:

J Edmonds salary	£ 251.07
R Stenner salary	£ 204.65
EDF	£ 18.31

It was agreed to sign the cheque to Sutcliffe Play when funds had been checked and equipment had been inspected and signed off by the Playing Fields Committee. Clarification was requested about an opening ceremony.

464 Any other business

Low Cost Housing - Tom McCall from the Duchy had spoken to Councillor King about coming to the September meeting with the Guinness Trust. Councillor King will invite him along.

Clerk vacancy – it was agreed to advertise the position in the Chew Valley Gazette with Councillor King's details. The closing date would be 15 September

Highways – Councillor King will call Spencer Toghill about the drain at the top of Middle Street.

Letter should be sent to Mendip Council regarding the potholes by Nettwood Farm and the Forestry.

Date of next meeting: 19 September