

ASHWICK PARISH COUNCIL

MINUTES OF MEETING HELD IN OAKHILL VILLAGE HALL
ON 10TH JANUARY 2018 AT 7.30PM

Present D Barlow (DB, Chair), R Battagel (RB), M Baverstock (MB), P Briscoe (PB), P Dennis (PD), S Emery (SE), D Gilson (DG), C Sully (CS), D Thorley (DT) and B Wells (BW).

In Attendance J Carter (District Cllr, in part), M Pullen (County Cllr, in part) and 5 members of the public.

APOLOGIES FOR ABSENCE

Action

1/18 Apologies were received from D Gilson (DG) and E Lewis (EL).
J Carter presented apologies on behalf of R Carter.

DECLARATIONS OF INTEREST & DISPENSATIONS

2/18 PB declared an interest in one of the planning application 2017/3379 at The Old Kitchen Garden, Zion Hill.
DT declared an interest in the Proposed small holdings discussion.
No request for dispensation was made.

AGREEMENT OF MINUTES OF MEETING HELD

3/18 The minutes of the meeting held on 6th December 2017 were agreed to be a true and accurate record of the meeting held.

MATTERS ARISING FROM PREVIOUS MINUTES (where not dealt with later)

4/18 Raised garden bed in High Street & Registration of playing field with Fields in Trust – Clerk has contacted Bartlett Gooding & Weelen to start proceedings. Ongoing. **SV**

5/18 (256/17) Eroding lane edges and poor road condition in places following the closure on the A37 in October – It is believed that Highways have identified areas to be made good by to the recent yellow paint marks on the road, and it is hoped that works will be undertaken soon.

6/18 (267/17) New double garage at Goodrest Cottage – It was confirmed by the MDC Enforcement Team that the build was authorized by a granted planning permission. Action complete.

7/18 (303/17) Overhanging vegetation, Bath Road – Clerk has written to residents. Action complete.

8/18 (289/17) Training for defibrillator – DB to contact Richard Bamford. It was agreed to investigate other sources of training should Richard not be available. **DB**

9/18 (292/17) Great British Spring Clean – Clerk has registered the Council's wish to participate in this year's Spring Clean.

10/18 (299/17) Golf Course Field – Clerk has written to the case officer in charge of Mendip Golf Club's last planning application to query the works and whether the filling of ponds and misplaced water were addressed. It was advised to review the plans and that if it is considered that works are taking place that are not on the plans, to report to the Planning Enforcement Team.

DISTRICT AND COUNTY COUNCILLORS REPORTS

11/18 J Carter (District Cllr) stated that there was not a lot of activity to report since it was Christmas and New Year.

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DEVON & SOMERSET FIRE & RESCUE SERVICE DRAFT INTEGRATED RISK MANAGEMENT PLAN (2018-2022) CONSULTATION

12/18 D. Thorley sent a response to the consultation, which was circulated. Action complete.

MENDIP LOCAL PLAN PART II – SITES AND POLICIES

13/18 The Parish Council agrees with the plan in principle, including the proposed allocation of green spaces. However, it does not agree with item 7.22.2 of Supporting Document 2 'Summary of responses to issues and options'. The item states:

7.22.2 The Parish Council would support Site OAK003 and any future plans submitted should include, as a minimum, the required percentage of social/affordable housing and off-road parking spaces.

With OAK003 referring to land at Chapelfield.

The above statement is not correct. Ashwick Parish Council is opposed to development on this site as agreed at the meeting held in April 2015 following a pre-application consultation meeting for a proposed development as Chapelfield. Representatives from Johnston Land attended the meeting to put forward possible plans for 23-25 units on the site. The Parish Council was not in favour of such a plan for the following reasons:

- *The parish has already met its allocation of dwellings on the Mendip Development Plan.*
- *It is felt that the High Street is too narrow to accommodate a sizeable increase in traffic a larger development would bring and it was reiterated that the village does not have a shop or facilities. Only a pub and a school.*
- *It was agreed to give results of parish survey to Johnstone Land.*

Clerk to respond.

SV

POOR CONDITION OF A367 ROAD SURFACE

14/18 Cllr M Pullen has written to say he would be meeting with Highways this week and would ask what the situation was. Cllr J Carter also agreed to chase this up at Mendip level.

15/18 Chair advised that a resident had also submitted a request to Highways and that an Engineer had confirmed that they were aware of the situation. However, they will leave the road to deteriorate over the winter and then consider making good in the spring.

PLANNING

16/18 Updates on previous applications:-

2017/0747/HSE; Bakery Stable, Zion Hill; Erection of a single storey carport – Approved w/c.

2017/0821/OTS; Rock House, Old Frome Road to Underhill, Gurney Slade; Outline planning application for the erection of two detached dwellings and garaging and formation of vehicular access; Appeal – Awaiting decision

2017/1393/FUL; Longacres, Pound Lane – Proposed demolition of poultry shed and construction of 3 bedroom property – Refused.

2016/2225/FUL; Field 2947 off Old Frome Road; Appeal – Awaiting decision.

2017/2777/FUL; Overdale, Old Frome Road to Underhill, Gurney Slade; Erection of a mono pitch timber frame agricultural building to be built on a hard-core base for the storage of hay, fodder and machinery – Approved w/c.

2017/2817/FUL; Batts Farm, Batts Lane, Gurney Slade; Conversion of stone agricultural barn to two dwelling houses – Approved w/c.

2017/2866/FUL; Badgers Cross Farm, Zion Hill to Underhill; Erection of new farmworkers dwelling – Approved w/c.

2017/2787/TCA; Oakhill Lodge, Bath Road, Oakhill; Proposed removed of one large bough on Ash Tree (T1) in a conservation area – TPO not required.

2017/2868/OTS; Outline Application (all matters reserved) for the erection of a two storey dwelling house and associated vehicle parking; The Conifers, Little London, Oakhill – No decision.

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17/18 2017/3355/TCA; Proposed works to trees in a conservation area; The View, Zion Hill – It was unanimously agreed to leave the decision to the Tree Conservation Officer.

18/18 2017/3380/TCA; Proposed felling of 2 semi-mature Field Maples, crown reduction of Holly and crown thinning of a Swedish Whitebeam; Scott House, High Street – It was unanimously agreed to leave the decision to the Tree Conservation officer.

19/18 2017/3379/TCA; Proposed felling of cherry, removal of branches from a Crab Apple and Alder and felling of a Sycamore; The Old Kitchen Garden, Zion Hill – It was unanimously agreed to leave the decision to the Tree Conservation officer. PB abstained.

20/18 Proposed residential scheme on land at end of Chapelfield – A public consultation event is to be held next Wednesday at the Village Hall. It was agreed to leave on the agenda for next month to allow a Parish response to the consultation. **SV**

21/18 Proposed Small Holdings in Oakhill – A resident in attendance presented the letter which had been sent to neighbouring properties. It is believed that they intend to buy the land, seek permission for temporary dwellings and sustainable living, then after 5 years, if the settlement is successful, get permission for permanent dwellings. EL confirmed having spoken to the developers who stated that it was very much in the early stages. It was agreed to note and be aware of the scheme.

FINANCE

22/18 Financial Statement – Financial statement to 8th January 2018 was agreed. The statement missed the payment to Mrs Cheshire.

23/18 The following invoices were agreed and cheques signed:-

	£
813 S Vaillant; Clerk's Net Salary & Expenses	260.02
814 HMRC	60.20
815 Christmas Tree Sponsorship	10.00

24/18 C Sully proposed to keep the precept at £9,000 (BW seconded, unanimously agreed). This is on the Tax base of 525.87, giving a parish portion of £17.11 per household for 2018/19.

MATTERS OF REPORT

25/18 Highways/Footpaths – Nothing further to report.

26/18 Village Hall – Committee has not met since last time.

27/18 SALC – Nothing further to report.

28/18 PCSO – Clerk to contact as we haven't received a report for a little while. **SV**

29/18 School – SE to organise a meeting with the school to further discuss the possibility of a walking bus. Ongoing. **SE**

30/18 Speedwatch – Clerk read email received by Dave Grabham giving some indicative costs. Clerk circulated to all.

31/18 SE updated on the situation at Sun Cottage. There is a concern about the junction and the culverts in this area. Highways are stating that the channel is clear but it is believed that the minor culverts feeding into the main one might be blocked with heavy sediment, hence causing flooding problems. Chair to speak to Neil Corp to raise concerns. **DB**

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32/18 Mr Lambert concerned about the junction and the culverts in this area. He has spoken to Highways who say the chanel are clear but Percy says the ones in the middle might be clear but the ones feeding into it are not. Water accumulate to the resident's back door. Some channels have heavy sediment. Chair to speak to Neil Corp to raise concerns.

DATE & TIME OF NEXT MEETING

33/18 The next Parish Council Meeting will be held on Wednesday 14th February 2018, 7.30pm.

DRAFT