

PARISH COUNCIL MEETING MINUTES

Meeting Date, Time and Location:

02 December 2019, 12:15 @ Holford & District Village Hall, Holford.

Holford Parish Council		Initials (XX)	Attendance
Emma Cavendish	Chairman	EC	✓
David Talling	Vice Chairman	DT	
Hema Stanley	Clerk/RFO	HS	✓
Angela Drummond		AD	
Erl Plomgren		EP	✓
Maureen Young		MY	✓
Mike Copleston		MC	✓
Stephen Campbell		SC	✓
Somerset West & Taunton Councillor			
Chris Morgan		CM	✓
Somerset County Council Councillor			
Hugh Davies		HD	
Police Community Support Officers			
Sue Thompson		ST	
Sue Marks		SM	
Public Path Liaison Officer			
Sue Edwards		SE	

Key:

Proposed: P:XX

Seconded: S:XX

(XX initials of members)

1. Minute 098/19: Apologies for absence. AD, DT, HD
2. Minute 099/19: Declarations of Interest and Requests for Dispensations. None.
3. Minute 100/19: Planning applications.

3.1 Planning application 3/16/19/005.
Strawberry Fields, Combe Lane, Holford, TA5 1RZ

Erection of an agricultural building including alterations to structure (retention of works already undertaken) (resubmission of 3/16/18/006)

MY – Confirmed site visit undertaken by: MY, AD, EP, SC, MC

EP comments:

Spent time talking to the owner's sister in law and discussing the changes that had already taken place plus further alterations in the new planning application. He was satisfied that the building would now become an agricultural building used to store tools and agricultural equipment to help maintain the 16 acres they own. In an ideal world it would have been better if it had never been constructed but we are where we are.

MC comments:

The proposed modifications to the building, some of which have been completed, will meet the recommendations of the planning department.

However, there were some aspects of the proposal that need modification. The Quantock Hills AONB do not have guidelines on the design of agricultural buildings whereas other AONBs have quite detailed guidance. To follow these precedents the building should be clad in wood, as a local material, and not steel, and the eaves should be retained both to enable rainwater to be collected as well as visually breaking the hard building line.

Although not part of the actual planning application the widened access through the SSSI should be restored.

There should be a condition that all the other modifications be completed as a condition of planning approval.

SC comments:

The building was wrongly allowed in this position and what was erected was not what had been proposed. Lessons need to be learned from this case and trusts that the planning authority will in future always seek and take account of the Parish Council's views if there is a proposal to erect any building in this sensitive AONB land.

Proposed alterations to the current building comprising both external and internal alterations and the removal of features and fittings associated with residential occupation, should be completed as proposed in the application and indicated on the submitted plan, drawing No. 2118/2/A.

EC comments:

Conscious of local objections to the original application but needed to consider the new application on its own merit.

Mentioned that the application stated that there were no trees on site or on neighbouring land which is inaccurate.

Original application should not have been authorised without any inquiries being made. Environmental issues should be dealt with by appropriate authorities rather than the Parish council.

SC summarised below comments to be reported to SWT.

The Parish Council notes that this application proposes alterations to the previous application 3/16/18/006 which was refused by the District Council on 15th March 2019.

A Public Meeting held by the Parish Council on 2nd December 2019 heard objections to the revised proposals from a number of local residents. No member of the public present spoke in favour of the application.

Objections represented that the current building is an inappropriate building in a place it should not be; that it should not be retained; that it should never have been built and that what was built was not an agricultural building.

The Parish Council has carefully considered these views and has sympathy with these representations. However, having made an extensive site visit and having carefully considered the application the Parish Council does not object to the current application in principle.

The Parish Council considers that the changes proposed in the present application justify the grant of permission for retention of the building.

A building was in the Parish Council's view wrongly allowed in this position and what was erected was not what had been proposed. The Parish Council considers that lessons need to be learned from this case and trusts that the planning authority will in future always seek and take account of the Parish Council's views if there is a proposal to erect any building in this sensitive AONB land.

The Parish Council strongly urges that the proposed alterations to the current building comprising both external and internal alterations and the removal of features and fittings associated with residential occupation, should be completed as proposed in the application and indicated on the submitted plan, drawing No. 2118/2/A, as a condition of planning approval. A permission to retain the building should be conditional upon completion of the alterations. Their satisfactory completion should be monitored and recorded by the planning authority.

The Parish Council considers that:

- The building should be required to be made as inconspicuous as possible from proximate and more distant viewpoints. Hedge and tree planting schemes should be required.
- The roof eaves should be retained to enable rainwater to be collected for agricultural use. This will make unnecessary or limited the transport of water to the site.
- All window openings which remain should be painted or otherwise finished to match the cladding on the building.
- The building should be clad in wood rather than metal. If metal cladding is allowed this should be in a suitable shade of green.
- All windows must be removed and covering of openings which remain be replaced with clear or translucent matching profile sheeting.
- The access which has been created should be restored to its original state as part of the SSSI and the site itself should be tidied and restored, having regard to the sensitive area in which it is situated.

The Parish Council considers that these are minimal requirements to justify retention of the building. If they cannot be met, then the application should not be permitted.

The Parish Council is aware that the AONB, The National Trust and Natural England have been consulted on these proposals. The Parish Council is accordingly not offering views upon environmental and other aspects which may be the subject of comment by those bodies.

4. Minute 101/19: Finance matters.

4.1. Approve precept application.

EP asked what the previous precept amount was. HS confirmed £6500 and showed budget amounts to date on the Parish Council website.

EC suggested a small increase in precept to increase clerk salary.

MC suggested clerk overtime should be compensated. All Cllrs present agreed and a figure of £250 was proposed.

P:MY; S: MC; all present in favour.

HS – Informed playground email proposal received/shared. EC deferred decision making to next meeting as not an agenda item.

Meeting closed: 13:30