

Haselbury Plucknett Monthly Parish Council Meeting
Minutes of the meeting held on Monday 11th November 2019, 7.00pm at
The Bible Christian Centre Chapel, Haselbury Plucknett

The 250 Club Draw took place; the winners are:

October Draw
1st Prize - 148
2nd Prize - 187
3rd Prize - 114

Acceptance of office and Declarations of Interest forms were signed by Paul Reed, the newly elected Councillor, prior to the start of the meeting.

Present: Cllrs, C Simmonds (Chairman), M Bryant (Vice-Chair), M Rendall, J Farrant, J Prunty, H Williams and P Reed. C Cllr M Keating and L. Gibbons (Parish Clerk).

Members of the Public: 5

Open Session: No items were brought for discussion.

CS welcomed newly elected Cllr P Reed to his first meeting.

- 1. Apologies for absence:** T Bagley, B Atherton
- 2. Minutes of last Meeting 14/10/19:** Approved and signed as a true and proper record.
- 3. Matters Arising:** None
- 4. Declaration of Interest:** None
- 5. C Cllr's M Keating Report:** As circulated. MK was asked if he had an update on the retrospective SID agreement and our response to it. He has not had an update as yet. MK advised that he is in correspondence with the owners of 506 Puddletown regarding water/traffic related issues, outside their property. He is investigating whether SCC can take action to alleviate this issue.

D Cllr A Vaughan Report: None received
- 6. Planning:**
 - a) Planning Applications:** None
 - b) Planning Applications received after publication of Agenda:** Y11/6, 7, 8 Rushywood Farm – Public footpath diversion order 2019 - The PC has no objections to this diversion.
 - c) Planning applications considered prior to this meeting:** 19/02679/FUL Land off Bramble Lane - The erection of two detached dwellings.
The Parish Council broadly supports this application as we feel it is in keeping with our Village Plan. This is however on the condition that the points below are taken into consideration.
 1. At Section 5 of the Application from the Applicant's Agent refers to 'general negotiations regarding these sites over the last 2/3 years. It would be improper for a Council Planning Officer to 'negotiate' the details of an application prior its submission, and the Applicant should retract this statement and resubmit the form.
 2. The design and access statement appears misleading.
 - a. Bramble lane does not have a "generous access" onto North Street. The lane is less than 4m wide in many places and as little as 3.5m at the eastern gable end wall of Bramble House. Vision splays to both north and south from Bramble Lane to North Street are severely restricted.

- b. The lease of the School Playing Fields is a separate matter to this application and irrelevant to it. The D&A statement should not imply that the two are connected.
- c. It would be inappropriate for any Officer of SSDC to create an 'initiative' for a planning proposal on private land. The proposals may be compliant with SS2, and at Planning Decision stage Councillors may elect to support the application, but to imply some form of prior approval or agreement is misleading and the Applicant should retract this statement and resubmit the D&A Statement.
3. The block plan shows that Plot B falls within the canopy of the existing evergreen trees so it will not be possible to construct the dwelling without removing the trees or significantly reducing their canopy. The Applicant has not provided the arboricultural survey required at section 15 of the application nor provided any of the information required by BS 5837 Trees in Relation to Construction.
4. The ground floor level of Bramble Lodge at the existing eastern end of Bramble Lane has a floor level that is nearly 1.5m below the proposed ground floor level of the new dwelling at plot A. The tall gable end wall of the proposed dwelling at plot A will stand a further 5.4m to eaves and approximately 7m to apex above the floor level. This will be an overbearing imposition on the existing dwelling at Bramble Lodge. The Applicant's Agent should extend the elevation drawings to show a more complete street scene with the existing dwellings at Bramble Lodge and Bramble Barn. When this exercise is completed it will be seen that a two-storey dwelling is inappropriate at the site of Plot A and that a bungalow or chalet bungalow would be more suited to this location. A further concern is that a two-storey house would overlook the school.
5. At present Bramble Lane is only a surfaced road up to the end of the land of Bramble Barn, [which coincides with the beginning of the frontage of 'Plot A']. Beyond that point the track is unmade so rainwater running down the road simply dissipates into the natural ground. With the proposal that the road is fully hard surfaced all the way along its length to Plot B this means there will be a much increased 'impermeable' area and a greater volume of water heading downhill towards Bramble Lodge. At present neither the text of the application nor the drawings indicate any means of attenuating or holding these flows, this is a significant omission. We would ask that there is a condition attached that requires the applicant to make adequate provision to deal with the surface water run-off.
6. We would like to ask the planners to seek further clarification on the general building material, as this is not clear from the application. We would request that they take into account the materials used in other parts of the conservation area.
7. We believe that the statement about services is incorrect and needs to be reviewed.
8. We would like to see an ecology survey carried out as there is clearly evidence of wildlife present on Plot B in particular.
9. We would ask the planners to consider the aims stated on pages 16 (Reduce Emissions) and page 19 (Built Environment) of the local South Somerset Environmental Strategy when looking at this application.
- c) Decisions received:** 17/00168/FUL. Land OS 8791 Haselbury Plucknett – Change of use of Land and siting of 3 No. mobile homes and 2 No. mobile units for toilet and washing facilities all to be used for holiday accommodation (Retrospective Application) - Application Refused

7. Finance:

a) Invoices for payment: All payments were approved:

K M Dike	Ground Maintenance	£341.00
L A Gibbons	Clerk Salary/Expenses/Poppy Wreath	£319.00
SSDC	Ranger Sep	£319.68
Haselbury in bloom	Repayment of donations held for them	£486.00
Haselbury Wildlife	Repayment of donations held for them	£750.00

b) Bank reconciliation: Was agreed

c) Budget 20/21: Items for consideration so far are the replacement fencing for the park and the war memorial (JF to take measurements to see if this has moved since last year)

The Park: a) Safety checks: BA/CS have completed the monthly inspection. There is still concern over the safety of

the log steppingstones. These will be removed as they rot. There is a tree in the wild area that needs staking. A member of the wildlife group agreed to do this.

b) Replacement panel on the Multi-unit: Three kick boards (80 x 15cm) are required to repair the worn panel. CS/BA will see if these can be sourced. There is also a small patch of rust that needs painting.

c) Replacement of a section of fencing: Two of the four posts are broken and several of the rails are rotten in the fence at the entrance to the park. JF/CS to obtain three quotes to have the section of broken fencing replaced. We will request a price for both post and rail fencing and a metal substitute, so that we can decide how to proceed.

8. Road and Footpaths:

a) A30 Tunnel: No further Update. MB wrote to AV asking him to investigate what is happening and update us. AV has not yet responded but agreed to look into the matter and reply. MB will chase this again.

b) Roads and Highways Working Group: CS will obtain the 'spare' Welcome to HP sign and posts. We will then contact G Warren to ask him to get it installed. There is a pothole right on the junction of the Haselbury Firs entrance to Puddletown. CS to check and report. CS reported that the gully outside 506 Puddletown (see 5 above) was jetted earlier this year. It is suspected that the drain may have collapsed at this point. MK is currently investigating what action SCC will take to rectify the situation.

c) Footpath Working Group Feedback: TB and HW are arranging a meeting with the footpath officer to agree a next phase of improvements.

9. a) Village Hall:

The Manor Farm Trust have contacted the Village Hall Trust to ask for a letter confirming that the site at Manor Farm is their preferred choice as a location for a new Village Hall.

b) Village Ranger: The Haselbury Firs entrance to the village needs a tidy up. The sign at East Close needs re-fixing. There have been two incidents of fly tipping in the last month. One in Common Lane (burnt bottles and tins) and one across fields at Manor Farm (builders' rubble)

c) Haselbury in Bloom: The 2020 kick off meeting will take place in January. The group has 140 trees to be planted in the Village. They are looking for suitable sites to plant them.

d) Speed Watch/SID Update:

CSW sessions ... 11

Vehicles recorded2702

Vehicles recorded speeding153

Average speed recorded.....29.62mph

Highest speed recorded49mph

The new PSCO has contacted the worst offenders and is providing excellent support to the Speedwatch team.

The SID will be moved to Orchard View on the 20th November.

e) 250 Club 2020: MB has agreed to organise the draw for 2020. There will be just 100 tickets sold on a first come first served basis. Councillors will be asked to sell 11 tickets each. Each ticket will cost £12. The prizes will be £25, £15 and £10. This will mean £600 spent in prize money and £600 to be given out in donations to Village groups. GDPR – A question will be included on the ticket to ask if it is possible for us to publicise their name in the event of them winning.

10. Correspondence: None

11. Matters to report:

Reports from the LFA and Flood Authority (dated June 19) have just been published by the planners relating to 19/00273/OUT Bay Tree Farm. The PC agreed to ask H Boyland to draft a response to this information. LG to write to the planning department to request time to respond.

12. Notices for Village News:

250 club winners. 100 club 2020 information. Date of next meeting.

13. Next Meeting Date:

Monday 9th December at 7.00pm at the Bible Christian Centre.