

Haselbury Plucknett Monthly Parish Council Meeting
held at 7.00pm on Monday 13th September 2021 at the Bible Christian Centre in Haselbury Plucknett

Present - Cllrs, C Simmonds (Chairman), M Rendall, B Atherton, J Prunty, H Williams, J Farrant, D Whitmarsh, R Bourne and L Gibbons (Parish Clerk)

Members of the public present: Eight

The 100 Club Draw took place; the winners are: 1st prize – 97 2nd prize – 42 3rd prize - 33

Open session: Ian Stewart spoke regarding his plans for a street party in Castleton for the Queen's Platinum Jubilee. It will take place on Friday 3rd June 2022. B Gilbert is arranging a meeting in November for the whole village to discuss Jubilee plans. The PC will add this to our December agenda and discuss further once all the plans are known.

- 1. Apologies for absence:** D Cllr O Patrick and CCllr M Keating.
LG was asked to send MK our best wishes for a full recovery.
- 2. Record of business of last Month 12/07/2021:** Approved and will be signed as a true and proper record.
- 3. Matters Arising - None**
- 4. Declaration of Interest:** None
- 5. D Cllr O Patrick's Report:** As circulated

C Cllr M Keating's Report: As circulated.

All help and information is now available in a single place on the SCC website <https://www.somerset.gov.uk/coronavirus/covid-19-latest-advice/>

6. Planning:

a) Planning Applications: 21/02576/FUL, Land South Of New Lane - The erection of a detached dwelling and garage. The Applicants, Mr and Mrs Horton, kindly agreed to meet with members of the Parish Council on site on 7th September 2021 to discuss the present plans and application. As a result of that meeting, we understand that the Applicant will be submitting certain additional information to the Local Planning Authority and we will provide further comment on this when it becomes available. However, in order to adhere to the 17th September cut-off date for comments as noted in your original message, we would draw the following matters to your attention, and ask that you take them into consideration in your own appraisal work, and in any subsequent conversations that you may have with the Applicant.

The site has been the subject of earlier applications for substantially similar development. The more recent application, 05/00632/OUT, for a chalet bungalow, garage and stabling was refused by the LPA and the subsequent appeal [APP/R3325/A/05/1189145] was dismissed by the Inspector.

There is no doubt that the site lies outside the defined 'Development Plan' of the village as noted in the 2006 SSDC Adopted plan and the 2006-2028 Local Plan of the area. Furthermore, its present use is defined as agricultural. However, the Haselbury Plucknett Village Plan of 2014 is supportive of small scale development, and while the earlier refusal and dismissed appeal cited the preference to retain the agricultural land as buffer between the present limit of development and the sewage treatment works to the east of the proposed development site, we feel that the tree line to the east of the site, the treatment works and the course of the Small Brook further east form the more obvious boundary to the habitable extent of the village.

In this regard, some measure of precedent has already been set by the construction of two bungalows to the north of New Lane and we feel there could be scope for a sympathetic infill on part of the Applicant's land.

However, we are concerned that the current proposals are not appropriate for the following reasons.

- The application describes the proposed dwelling as a bungalow, but its form and mass are of a chalet bungalow at the very least, and the steep roof pitch coupled with the full height two storey construction to the rear make it more akin to a house. It is not, therefore in keeping with the surrounding development.
- The double tandem garage and workshop have an overall floor area in excess of 100m², -nearly as much as the ground floor footprint of the dwelling itself. Coupled with the almost excessive provision of car parking places in front of the dwelling this creates an impression that is not really within the accepted norm for a domestic garage. The height of the garage and its close proximity to the boundary of the adjoining property, 'Holford', to the west, will impose a very significant loss of light to the next-door bungalow and forms an overbearing imposition for much of the length of the neighbouring garden representing a true loss of amenity.
- The application contends that the proposed construction materials of grey/black slates to the roof and Tyrolean render to the wall elevations are in keeping with the local vernacular, but none of the properties in the vicinity have these finishes.
- The application notes that all services are available on the site, but mains water is not available in New Lane, [supplies to Holford are from a private supply with the tapping and meter connection in North Street, while those to the new bungalows are from the rear of those dwellings].
- The site is presently crossed by high voltage electricity cables feeding a field pole and transformer supply to the Sewage Treatment Works to the east. The height and alignment of the HV route may have an influence on an acceptable location for the proposed dwelling as well as imposing constraints on scaffolding and construction plant movement.
- The application documents do not address the present concerns related to Phosphates and in this respect, we do not believe that the proposal to use a Septic Tank for waste water disposal is environmentally acceptable. A connection to the gravity drainage system to the Treatment Works is available, [within the curtilage of the Applicant's own land], a short distance to the south of the proposed dwelling, and the cited concerns of difficulties with back-flow in the drainage to adjoining properties could be addressed with the use of a small packaged pumping system and a rising main to the connection on the main run.
- With reference to paragraph 12 of the application form, we are concerned that the site has not been independently assessed and we believe that a comprehensive biodiversity / wildlife survey should be undertaken. [Further to our conversations with the Applicant on site we believe that this matter will now be addressed]. Similarly, we believe that the existing roadside hedge, which is a defining feature of New Lane for its full length, across the frontage of the application site, should be preserved at its full height and only seasonally trimmed. We understand from the Applicant that it is the intention to retain the hedge as a natural screen to the development. However, we note that access to the garage doors is precluded if any of the diagonal parking bays in front of the dwelling are occupied, so we believe that it should be a condition of any consent to development that no further openings are made in the existing hedge line.
- The road (New Lane) to the proposed property is very deeply rutted and additional site vehicles could cause further damage / subsidence and make the road dangerous. In this respect we would draw to your attention the comments submitted to the Planning Portal by the SSDC retained Highways Consultant as lodged on the 8th September. The 30mph speed limit signs are located very close to the junction of New Lane with North Street meaning that technically the section of the road in front of the proposed development site has a deregulated speed definition, and as such it would not be possible for the defined visibility splay line measurements at the access point to be met. The Highway Consultant's statement that no obstructions to the forward visibility line should exist above a level of 600mm would result in the wholesale destruction of the hedge and we believe this to be unacceptable.
- We believe that the impact of the proposals could be much reduced, in terms of loss of amenity to the Adjoining Owners and overall visual massing if the layout was 'handed' such that the garage/workshop was located to the east of the proposed dwelling, thus using the full available frontage width of the site. [The location plan denotes this area of the land, edged in blue, as being within the same Ownership as the application site but not a part of this present application]. This would permit a reasonable space to be maintained between 'Holford' and the new chalet bungalow. However, in this respect we are concerned that the approximately 15m wide strip of land to the east of the present 'red line' of this application is being

deliberately retained as a potential access strip to the land south of the proposed plot to facilitate future development. A much narrower strip would still permit access for maintenance of the land in its present agricultural status and could liberate the required width for an improved configuration of the application site.

At the Parish Council meeting held on 13th September, Councillors heard representations from the Applicant and from two residents on the Neighbourhood list, and then discussed the proposals. The Chairman asked for a show of hands to indicate support or rejection of the application, and the vote was unanimously that the present proposals were not acceptable. The Chairman made it clear that the rejection was purely for the scheme presently in front of Councillors, and that alternative or amended proposals would always be considered if they were submitted to the Local Planning Authority. For the present scheme, however, the Parish Council **OBJECT** to the proposals.

We would be grateful if you would take these matters into account in the preparation of your own report.

b) Planning Applications received after publication of agenda: None

c) Planning applications considered prior to this meeting: Amended Plans and Application: - 19/03503/HYBRID - Manor Farm, Church Lane, Haselbury Plucknett, Crewkerne

Hybrid planning application for the re-development of site to provide 19 refurbished and 15 new build dwellings, demolition of some buildings and provision of associated parking (FULL) and Outline application with all matters reserved except access, layout and scale for the erection of a village hall and associated parking.

19/03504/LBC - Manor Farm, Church Lane, Haselbury Plucknett, Crewkerne

Redevelopment of the Manor Farm site to provide 19 refurbished and 15 new build dwellings, demolition of some existing buildings and provision of associated parking and landscaping.

Thank you for your e-mail message of 15th July 2021 with the link to the above Amended Planning Applications, and for giving the Parish Council the opportunity to comment on the updated proposals.

The original Applications were validated on 4th February 2020, and Haselbury Plucknett Parish Council held an Extra Ordinary meeting, on 25th February 2020, with an open session for Members of the Public to address the PC and the Applicant's Agent regarding the Manor Farm Planning Applications. Seventy-seven parishioners attended the meeting. Following the discussions, a 'show of hands' was asked for, to allow Councillors to understand the feelings of the parishioners present. The vote was almost unanimously in favour of the applications.

The Parish Council then voted to SUPPORT this application, which is in accordance with the preferences set out in our own Village Plan. We are keen to see the restoration of existing old buildings bringing them back into beneficial usage on a brown field site in the centre of the village, together with a modest number of new-build dwellings on otherwise redundant land.

We are pleased to confirm that the Parish Council continues to SUPPORT the Amended Applications, subject to the following items which the Parish Council would like to see considered by the Case Officer in the preparation of the Report and any subsequent Recommendation.

- 1. Many of the documents relevant to the Amended Application did not appear on the Planning Portal until the weekend of 24th /25th July. We trust that the Case Office will still consider our comments although these may not reach the Planning Authority until after the specified date.*
- 2. The submitted documents do not include any reference to a Habitats Regulations Assessment having been undertaken or the use of the SSDC Phosphate Calculator as presently required for all applications in the catchment areas of the Somerset Moors and Levels. The Applicant owns and operates extensive farming lands adjacent or near to the Application site and this would have been an exemplar opportunity to demonstrate effective off-setting of Phosphate nutrient from new development close to the source of generation.*
- 3. We would like the Applicant to consider providing additional space for flora and fauna: -*

- a. *A comprehensive tree planting scheme for the area surrounding the site, to the North and also along the access road complete with additional native hedging suitable for wildlife and incorporating trees (Tredges). In addition to contributing towards addressing the Phosphates issue as outlined above, this will help towards SSDC's and SCC's commitments to planting additional trees and SSDC's new Environmental Strategy page 18. "Encourage developers to design around existing hedgerows, increase tree canopy and include exemplar features for biodiversity" and page 19. "the use of tredges in place of hedges to increase carbon offset".*
 - b. *The creation of wildlife pond and wildflower area - This will help meet SSDC's policy EQ5- "Creating new habitats and connecting existing wildlife areas to enrich biodiversity and promote ecological coherence".*
 - c. *Protection for our rare and endangered wildlife. Due to the extremely rare and protected species on the site, identified in the Applicant's Preliminary Appraisal and Impact Assessment, a detailed plan needs to be produced prior to starting any work that is acceptable to the County Ecologist showing what enhancements can be made to this site and surrounding land and how this site will meet the requirements for biodiversity net gain as required by the National Planning Policy Framework (NPPF) in addition to complying with SSDC Policy's EQ4 "Biodiversity" & EQ5 "Green Infrastructure."*
4. *The improvements to the village footpath network will reduce the need for pedestrians to use the existing virtual footpath in North Street. Footpaths Y11/53, Y11/54 & Y11/55 will need to be of a suitable hard surface, being safe to use all year round by everyone including parents with push chairs The PC would like further consideration to be given to improving the surfacing of existing footpaths numbers Y11/57 and Y11/58 as these will be more extensively used when the site is fully developed.*
 5. *In supporting the application, the Parish Council would like to make the observation that an important part of the village character in Haselbury Plucknett is the absence of street lighting. We would like to see this recognised in the new development and associated access road with no additional street lighting and measures to restrict any external lighting as part of the development that would adversely impact on the current dark sky that we have as part of our village environment.*
 6. *With regard to the outline permission for the Village Hall and associated parking, the Parish Council are happy with the access, location and scale of this.*

However, if the Local Planning Authority is minded to grant Consent for this application, [including the Outline Application for the Village Hall], it is unlikely that the detailed design and construction of the Village Hall will proceed at the same pace as the main housing development site.

In the long term, we would hope that the parking spaces allocated to the Village Hall would be made available for more general village use such as overflow parking for large services at the Church or as a safe set-down and pick-up location for children attending the village school, [always subject to the condition that functions at the Village Hall will have first call on the usage of the spaces].

In the eighteen months that have elapsed since the initial application, the plans for reorganisation of Schools in the Crewkerne and Ilminster area result in the proposal that Haselbury Plucknett First School, will become a Primary School, [along with its federated partner Merriott School], and the current intention is that at least some of the additional children will be accommodated on the First School site. This means that drop-off and pick-up traffic is likely to increase beyond its already busy level, and we would therefore request that the Village Hall parking places on the proposed plans, are fully constructed and made available as part of the main building contract and are not held back until the Village Hall construction is undertaken.

At present, however, the red line, as shown on the Architect's Masterplan Car Parking drawing, [18.75.MP-06A, submitted to the Portal on 15th July], shows some of the Village Hall parking places being on land forming a part of this application, but the access road leading to them is within the blue line, [land in the same ownership but not

forming part of this application] meaning that there would be no access to the parking places. Paradoxically, the version of the same drawing submitted to the Portal on 7th February 2020 is apparently a later revision, [18.75.MP-06B] and shows the whole area including the Village Hall site and car parking within a single red line. This also accords with figure 2 and figure 5 of the Design Statement [dated as lodged on the Portal on 23rd July 2021] and is in keeping with the wording of the hybrid Application statement. For good order, we would request that this matter is clarified so that the parking places can be brought into useful service as soon as is practicable.

- 7. Many of the documents relevant to the Amended Application did not appear on the Planning Portal until the weekend of 24th /25th July. We trust that the Case Office will still consider our comments although these may not reach the Planning Authority until after the specified date.*
- 8. The submitted documents do not include any reference to a Habitats Regulations Assessment having been undertaken or the use of the SSDC Phosphate Calculator as presently required for all applications in the catchment areas of the Somerset Moors and Levels. The Applicant owns and operates extensive farming lands adjacent or near to the Application site and this would have been an exemplar opportunity to demonstrate effective off-setting of Phosphate nutrient from new development close to the source of generation.*
- 9. We would like the Applicant to consider providing additional space for flora and fauna: -*
 - a. A comprehensive tree planting scheme for the area surrounding the site, to the North and also along the access road complete with additional native hedging suitable for wildlife and incorporating trees (Tredges). In addition to contributing towards addressing the Phosphates issue as outlined above, this will help towards SSDC's and SCC's commitments to planting additional trees and SSDC's new Environmental Strategy page 18. "Encourage developers to design around existing hedgerows, increase tree canopy and include exemplar features for biodiversity" and page 19. "the use of tredges in place of hedges to increase carbon offset".*
 - b. The creation of wildlife pond and wildflower area - This will help meet SSDC's policy EQ5- "Creating new habitats and connecting existing wildlife areas to enrich biodiversity and promote ecological coherence".*
 - c. Protection for our rare and endangered wildlife. Due to the extremely rare and protected species on the site, identified in the Applicant's Preliminary Appraisal and Impact Assessment, a detailed plan needs to be produced prior to starting any work that is acceptable to the County Ecologist showing what enhancements can be made to this site and surrounding land and how this site will meet the requirements for biodiversity net gain as required by the National Planning Policy Framework (NPPF) in addition to complying with SSDC Policy's EQ4 "Biodiversity" & EQ5 "Green Infrastructure."*
- 10. The improvements to the village footpath network will reduce the need for pedestrians to use the existing virtual footpath in North Street. Footpaths Y11/53, Y11/54 & Y11/55 will need to be of a suitable hard surface, being safe to use all year round by everyone including parents with push chairs The PC would like further consideration to be given to improving the surfacing of existing footpaths numbers Y11/57 and Y11/58 as these will be more extensively used when the site is fully developed.*
- 11. In supporting the application, the Parish Council would like to make the observation that an important part of the village character in Haselbury Plucknett is the absence of street lighting. We would like to see this recognised in the new development and associated access road with no additional street lighting and measures to restrict any external lighting as part of the development that would adversely impact on the current dark sky that we have as part of our village environment.*
- 12. With regard to the outline permission for the Village Hall and associated parking, the Parish Council are happy with the access, location and scale of this.*

However, if the Local Planning Authority is minded to grant Consent for this application, [including the Outline Application for the Village Hall], it is unlikely that the detailed design and construction of the Village Hall will proceed at the same pace as the main housing development site.

In the long term, we would hope that the parking spaces allocated to the Village Hall would be made available for more general village use such as overflow parking for large services at the Church or as a safe set-down and pick-up location for children attending the village school, [always subject to the condition that functions at the Village Hall will have first call on the usage of the spaces].

In the eighteen months that have elapsed since the initial application, the plans for reorganisation of Schools in the Crewkerne and Ilminster area result in the proposal that Haselbury Plucknett First School, will become a Primary School, [along with its federated partner Merriott School], and the current intention is that at least some of the additional children will be accommodated on the First School site. This means that drop-off and pick-up traffic is likely to increase beyond its already busy level, and we would therefore request that the Village Hall parking places on the proposed plans, are fully constructed and made available as part of the main building contract and are not held back until the Village Hall construction is undertaken.

At present, however, the red line, as shown on the Architect's Masterplan Car Parking drawing, [18.75.MP-06A, submitted to the Portal on 15th July], shows some of the Village Hall parking places being on land forming a part of this application, but the access road leading to them is within the blue line, [land in the same ownership but not forming part of this application] meaning that there would be no access to the parking places. Paradoxically, the version of the same drawing submitted to the Portal on 7th February 2020 is apparently a later revision, [18.75.MP-06B] and shows the whole area including the Village Hall site and car parking within a single red line. This also accords with figure 2 and figure 5 of the Design Statement [dated as lodged on the Portal on 23rd July 2021] and is in keeping with the wording of the hybrid Application statement. For good order, we would request that this matter is clarified so that the parking places can be brought into useful service as soon as is practicable.

We would be grateful if you would take these matters into account in the preparation of your own report.

We would be grateful if you would take these matters into account in the preparation of your own report.

d) Decisions received: None 21/01148/HOU - 5 Petvins Court Claycastle – The Erection of a garden room and shed.
Application Permitted with Conditions.

7. Finance:

a) Invoices for payment: All payments were approved:

J Farrant	Puddletown sign repairs	31.98
The Play Inspection Company Ltd	Annual Park inspection	66.00
SALC	Councillor training course	25.00
SALC	Affiliation Fee	194.14
K M Dike	Grass, July	144.00
SSDC	Ranger, June, July	559.44
L Gibbons	Clerk salary/expenses	511.20

a) Bank reconciliation: Was agreed.

8. The Park: Safety checks: BA has circulated the safety checklist.

The tree in the park that was badly affected by Ash die back has been removed. Thanks to the team who worked on this, especially K Prunty and W Hunt.

The hedge is getting high in the quiet wildlife area. CS will arrange for this to be cut back earlier this year.

BA reported that the refurbishment of the park is underway and progressing steadily. The Ranger will work in the park again on the 15th.

- 9. Road and Footpaths:**
- a) A30 Tunnel:** OP has advised us that due to the unitary authority set up, this project will unfortunately be put on hold until the new authority is in place. We will remove it from our agenda until then.
- b) Roads and Highways Working Group:** Surface dressing has taken place from the cross-roads, through North Perrott.
L Norman, SCC has assessed New Lane. This has been marked up for repairs.
MK has requested an update on the drainage works in Puddletown. The delay is due to supplies of materials and workforce issues.
It seems that, despite chasing, SCC are unlikely to keep to their commitment of carrying out repairs to the refuge bollards outside of the school any time soon. CS will discuss this with the ranger to see if he would be happy to work on the area if we were prepared to cover the cost of purchasing new bollards.
- d) Footpath Working Group Feedback:** Vandalism on the footpath near the Haselbury Mill has been reported to SCC. HW will chase this up.
- 10. Village Maintenance:**
- a) Village Ranger:** CS will ask the Ranger for an assessment of refuge bollards then to continue with refurbishment of the park on his next visit.
- b) SID:** This is now working well.
- c) Tree planting in Claycastle Lane:** A further meeting is due with the Landowner shortly.
- 11. 100 Club 2021:** All tickets sold, the lottery licence has been obtained from SSDC and the first draw has taken place.
- 12. Haselbury in Bloom:** Judging took place on the 1st July. Initial feedback was that huge progress had been made. Adjudication is on the 7th October. The doorstep challenge took place on 13th July.
HiB will draw up a proposal to manage the piece of land at the entrance to Haselbury Firs. This will then be discussed further with the Landowner.
- 13. Social Media Protocol:** The HP Instagram and Facebook page has many followers. DW has drawn up a proposal for a policy. She will circulate this again and we will formally adopt it at our October meeting
- 14. Correspondence:** None
- 15. Matters to report:** W Hunt is working on getting Speed Watch up and running again. The PC fully supports this action.
There has been a meeting regarding the Church and its amendment to more open use.
- 16. Notices Parish News:** LG to pass to H Sturridge.
- 17. Items for next meeting:** None
- 18. Next Meeting Date:** 11/10/2021 at the Bible Christian Centre at 7:00pm.