

MINUTES OF LEIGH-ON-MENDIP PARISH COUNCIL EXTRAORDINARY MEETING

HELD ON MONDAY 6 DECEMBER 2021 AT 7.00 P.M. IN THE MEMORIAL HALL

Present	David Mattick, Chairman	DM
	Estelle Kirby	EK
	Iain Kirby	IK
	Martin Carter	MC
	Paula Freeland	PF
	Vicki Taylor	VGT

Also in attendance Chris Cudmore (Interim Clerk) and 14 members of the public.

91/21 Apologies

91.1/21 Vicki Trundle (VT), District Cllr A Townsend (AT), County and District Cllr P Ham (PH)

92/21 Declarations of Interest, Dispensations and Requests for Recording

92.1/21 MC declared an interest in item 95/21. There were no other delarations of interest, dispensations or requests for recording.

93/21 Minutes of the Meeting held 22 November 2021

93.1/21 Agreed and signed as a correct record.

94/21 Matters arising from the meeting held on the 22 November 2021 (deferred until after item 95/21)

24.3/19	Churchyard Walls – PF will invite a contractor to look at the work required with a view to obtaining an indicative price – ongoing.	PF
133.1/20	Additional Dog Bin (Stocks Lane) – MDC agreed the extra collection in Stocks Lane. Bin has been ordered. Ongoing until bin has been installed.	Clerk
10/21	Reviewed Policies and Standing Orders –DM has provided copies for publication on the website – complete.	
38/21	Cemetery – resolution of plot incorrect positioning – EK has spoken to one party and agreed a way ahead – ongoing. (Action 84.1-closed)	EK
51.4/21	Cemetery Clerk recruitment, one expression of interest withdrawn. Clerk to check with Stoke St Michael – ongoing.	Clerk
55.3/21	Agreement for Rangers to remove bramble patch in churchyard – awaiting PH discussion with MDC (84.4.1/21) - ongoing.	DM
5.8/21 69.9/21	Halecombe Quarry Community Fund first meeting /Halecombe Liaison meeting arrangements. Delayed again until mid January - ongoing.	DM

67.4/21	Clerk to correct HMRC records to match invoices/payments periods. Ongoing	Clerk
81.1.1/21	2021/2403/FUL Barn Tadhil Lane planning application - Comments submitted.	
81.2.1/21	2021/2284/LBC Cottage Garden planning application - Comments submitted.	
81.3/21	Barn Close developer had posted some notices in the village – complete.	
82.1.1/21	DM had distributed details of a quotation for professional support - complete.	
83.4/21	Clerk to apply for an online banking facility – ongoing.	Clerk
83.5/21	Clerk to update NatWest bank and NS&I Savings signatories - ongoing.	Clerk
83.7/21	DM to update the budget spreadsheet and circulate - ongoing.	DM
83.8/21	An extension to submit 22/23 precept by 18 Jan has been agreed – complete.	
84.3/21	PH had provided contact for advising on setting up a new cemetery - complete.	
94.1/21	EK to confirm the cost of advice for setting up a new cemetery – new action .	EK
84.4.1/21	PH had contacted the head of department in MDC (Haylee Wilkins) to establish their responsibility for the maintenance, safety and liability of the closed churchyard. 29Nov - Ms Wilkins was aware that other officers had been liaising on the matter, and she will engage with them and come back to PH as soon as possible regarding a site meeting – ongoing.	PH
84.4.2/21	DM to confirm whether the Parochial Church Council had any liability - ongoing.	DM
86.1/21	MC provided dates of meetings for PCSO attendance – complete.	
86.2/21	Clerk drafted a reply concerning risk due to ash die-back (action 60.1/21) - complete.	
94.2/21	DM to agree reply concerning risk due to ash die-back – new action .	DM
86.4/21	MC to agree a specification and obtain 2 quotes for parking area on Park Hayes Grass – ongoing.	MC
86.4/21	Street lights in Bellfield should turn off between midnight and 5:30am. Contractor investigating fault within 7 days. MC to progress.	MC
86.4/21	Somerset Forge are repairing the fingerpost opposite DUO - complete.	
86.6/21	Thanks expressed to David Pattison who has replaced both defibrillator notices - complete.	
86.10/21	IK to arrange access to a link to a useful emergency planning video for councillors to view prior to deciding on the way ahead – ongoing.	IK
95/21	Planning: New Applications	
95.1/21	2021/2649/FUL Erection of 3no single storey three bedroom dwelling houses. - Land South Of Apple Meadow View Park Hayes Leigh On Mendip	
95.1.1/21	MC left the meeting during this item.	

95.1.2/21 Mr D Bissex (agent) gave a brief description of the application highlighting the low density and rural design of the buildings, effort to minimise disruption of views and the use of hedging. He mentioned that other “predatory” developers were anxious to develop land with much higher densities.

95.1.3/21 Concerns raised by members of the public included:

- Parking adjacent to Apple Meadow View rear gardens
- Parking arrangements unclear on the plans. They were confirmed as the turning point for Units 1 and 2 and to the front of Unit 3
- Access to the residual field and existing agricultural barns. The applicant confirmed that access to existing barns would be via no. 1, Apple Meadow View.
- Insufficient access and turning space for deliveries.
- Boundaries of the individual curtilages were unclear. Agent stated that the complete plot would become 3 separate curtilages.
- Responsibility for the roads and drains (i.e. infrastructure) - Applicant stated that there would be a management company responsible for maintaining roads and drains etc.
- Village Design Statement states that the essentially linear character of the village should be maintained without further spurs – the Parish Council should ensure that this is followed.
- Vehicles already have to drive on the pavements in Park Hayes, an illegal practice with a heavy fine.
- Some submitted comments are in favour of more houses in the parish but these should be in locations in accordance with the Village Design Statement.
- The recent (2019) independent Housing Needs Survey did not find that there was a shortage of housing required by villagers.
- Any building should be on brownfield sites. Greenfield building should be a last resort – echoed in a recent CPRE report.
- Is access between nos. 8 & 9 Apple Meadow View wide enough for emergency vehicles? There is a protruding gas supply and meter on no.9 which would need protecting from passing vehicles. Agent stated that there would be kerb either side of this access next to nos. 8 & 9 and that Highways had no objection.
- Access is opened to the rear of Apple Meadow View properties reducing security. Agent suggested that security gates could be fitted.

95.1.4/21 Councillors discussed the following:

- Confirmed that the 3 bungalows would be sold on the open market
- Village Design Statement stresses importance of a linear development of the village
- Not defined as a Secondary village in Local Plan – MDC interpreting travel to work for a weekday service providing access to Shepton Mallet 7:30am to 5:15pm. Parish Council opposes MDC interpretation.
- Village does not have sustainable transport links – with no public transport evening, weekend and bank holiday, residents must have a car for a sustainable lifestyle with access to leisure, medical, sporting and further education.
- Recently a parishioner using the bus has twice been stranded in Frome
- Sight lines are from Apple Meadow View slab. The west end is lower and gardens are up to 1.3m lower than the slab and residents can not see over Unit 2 from their garden

- Rain water harvesting, document awaited
- Foulwater is pumped, document awaited
- Policy issue concerns include paraphernalia not compatible with a rural setting, private roads, large curtilage, not a rural layout
- Lighting ecology & drainage docs not yet issued
- Appearance not as VDS
- Privacy/overlooking – Apple Meadow View overlooking the new builds
- Highways access & safety – not seen official highways response
- Need a topography assessment to confirm the best location for the Units (View points) – significant landscape and visual impacts from and to the countryside

95.1.5/21 The agent stated that the outstanding planning documents would be issued to MDC on the 7th December. He also stated that there was an outstanding issue being chased by Enforcement to implement 2m fencing behind the Apple Meadow View gardens. After some discussion this was deemed irrelevant to this application.

95.1.6/21 It was proposed (DM), seconded (EK) and unanimously agreed to defer a final decision to allow the outstanding documents to be issued by MDC to be reviewed before a decision could be agreed at the meeting on 20 Dec.

95.1.7/21 The public attendees left the meeting

95.1.8/21 DM was embarrassed by the applicant's apparent intimidation with respect to the perceived threat of predatory developers and the proposed construction of 2m fencing. DM to write to the agent and applicant expressing concern.

DM

96/21 Finance

96.1/21 Payments
The following invoice was signed and cheque approved

- idverde (Nov) – £101.12 Cheque #1112

96.2/21 NatWest had confirmed change of address & contact.

97/21 Other Urgent Items – nothing further reported

98/21 Date and Time of Next Meeting

98.1/21 Monday 20th December at 7pm. PH and AT apologised.

Future meetings are to be held on the 3rd Monday of each month.

Meeting Closed at 8.36pm