

LEIGH ON MENDIP PARISH COUNCIL

Meeting held at Memorial Hall on Monday 17th October 2022

Present: Cllrs Estelle Kirby, Iain Kirby, Vicki Taylor (Chair), Dave Mattick, Neil Crump, Martin Carter and Paula Freeland

Also in attendance: Kate Egan (Clerk) Items were taken out of order from the agenda

1 Public Forum

There was one member of the public in attendance

2 Welcome by the Chairman

The Chair welcomed everyone to the meeting and spoke about submitting personal comments to planning applications that could be perceived as pre-determined

3 Apologies for absence

All Councillors were present

4 Absent

All Councillors were present

5 Declaration of Interests and Dispensations

There were no declarations of interests or dispensations requested.

6 County and District Councillor Reports

District Councillor Alan Townsend sent his apologies but had sent a report prior to the meeting – Appendix A

County Councillor Barry Clarke was in attendance and gave a short verbal report.

County Councillor Phillip Ham was also in attendance and gave a verbal report and carried out a short survey regarding the LCN Consultation

7 To confirm the minutes of the Parish Council meeting held on 26th September, previously circulated.

The Council **RESOLVED** that the minutes from the Parish Council meeting held on 26th September be accepted as a true record and were signed by the Chair

8 Matters arising from the minutes but not on the agenda

(a) Cllr Iain Kirby will forward a copy of the Job Description for the Parish Tree Advisor as approved at the last meeting to the Parish Tree Advisor

(b) Park Corner (Mells Parish Council Area). It was agreed this would not be on our list for enforcement. Any issues arising from for our Parish would be forwarded to Mells Parish Council.

(c) Phase 1 at Park Hayes. 3 properties are currently being built behind Apple Meadow, concerns were raised regarding the elevations and drainage plan as noted in planning. It was agreed to attempt to obtain more evidence-based information prior to going to enforcement.

13 To Be Resolved / Discussed

(d) **Proposal for the Parish Council to write a letter of complaint to Mendip Planning Department regarding incorrect procedures being followed.**

The Council **RESOLVED** that a letter would be sent to the Head of Planning, copying in the Monitoring Officer. Cllr Paula Freeland will compose the letter forwarding to all Councillor for approval before being forwarded by the Parish Clerk.

(e) **Proposal for the Parish Council to consider setting up a Planning Committee**

The Council decided against setting up a Planning Committee but **RESOLVED** to have separate planning meetings as and when required. This will be reviewed after six months

- 9 Planning Applications – If other planning applications are received between the date of this notice and the date of the meeting, they may be considered**
No Planning Applications had been received from Mendip District Council that required consideration
- 10 Planning Applications – Responses to be noted from Mendip District Council**
(a) To be Noted Planning Applications yet to be decided – APPENDIX B
(b) 2022/1609/FUL Erection of 1no three bed, two storey detached dwelling on land previously permitted for stables. Land at 368034 146946 Town Ends Lane, Leigh on Mendip **Update** Mendip District Council have refused the application
- 11 Policies**
(a) Diversity and Equality Policy
The Council **RESOLVED** to approve the Diversity and Equality Policy
- 12 Grants**
(a) Leigh on Mendip Playing Field Charity for grass cutting £1612.80
The Council **RESOLVED** to award Leigh on Mendip Recreation Field Management Committee £1247.00 for costs towards the grass cutting, this was the amount detailed in an email to Cllr Martin Carter from the Recreation Field Secretary.
- 13 To Be Resolved / Discussed.**
(a) Proposal to approve the next steps regarding installing car parking spaces at Park Hayes
This was deferred to the next meeting. Cllr Neil Crump was asked to follow this up as an urgent matter.
(b) Proposal to ask the Village Rangers to remove the unnecessary tree protectors from across the periphery of the quarry.
The Council **RESOLVED** that Cllr Vicki Taylor will ask the Village Rangers to have a look as to whether it might be manageable and feedback to the Parish Council.
(d) Proposal for the Parish Council to approve the next steps regarding the new Cemetery
Cllr Estelle Kirby run through the notes taken from a recent meeting regarding the new Cemetery. The current planning permission has run out so this will be brought back to the next meeting as to reapply this year or next financial year.
- Cllr Paula Freeland left the meeting at 9.00pm
- (f) Proposal to accept the kind donation of a picture of the village, location for display to be decided.**
The Council **RESOLVED** to accept the kind donation of a picture of the village, the Memorial Hall Committee will be consulted as to whether it can be on view in the hall.
(g) Proposal to ask the Tree Advisor to have a visual look at the trees situated on Parish Council land and report back to the Parish Council as to whether further actions are required.
The Council **RESOLVED** that Cllr Iain Kirby would contact the Parish Tree Advisor to look at the copse of trees and feedback to the Council if any further actions are required. Cllr Vicki Taylor will ask a local tree surgeon to take a look. The Parish Council would also like to thank Frank Higgins, Vicki Higgins, Frank Palmer and Dale Rowe in helping to remove the tree that had recently fallen into the road.
- 14 Clerk's Report.**
(a) Update from Cllr Dave Mattick on the Appeal Hearing Update A synopsis of the appeal had been sent out prior to the meeting so a verbal report was given to Councillor

- (b) The Parish Council are still waiting to hear whether the Quarry were able to help with the costs incurring during the recent planning appeal. **Update** Cllr Neil Crump to follow up
- (c) The fallen tree that came down in the recent storm was removed by residents due to health and safety issues.
- (d) Leigh on Mendip Parish Council submitted their response in regard to the LCN Consultation. A copy of the response will be handed out at the meeting due to the deadline for submission being 17th October. **Update** A copy was available at the meeting which will be sent to all Councillors.

15 Finance

Bank Balances as at: 9th October 2022

Current Account £18,640.01

Reserve Account £9,574.95

Quarterly Review Cllr Iain Kirby had amended the budget so improving the outcome for this financial year.

Approval and signature of the Quarterly Bank Reconciliation

The Council **RESOLVED** to approve the Quarterly Bank Reconciliation and it was signed by the Chair.

Receipts

Payments

(a) Clerks' salary – September - £303.84

(b) Purchase of Remembrance Book by the Clerk - £16.99

(c) Purchase of Remembrance Book - £42.99

(d) Unity Trust Bank – Quarterly Bank Charges - £18.00 – pd DD 09.09.22

(e) Ionos – Website Hosting – pd by DD 09.10.2022

The Council **RESOLVED** to accept the above payments and receipts and also

RESOLVED to accept the additional receipts and payments below

(f) Halcombe Quarry – receipt of grant awarded - £5,000

(g) Leigh on Mendip Recreational Field – grant awarded by Parish Council - £1247.00

16 Councillor Reports

(a) **Village Rangers** Cllr Vicki Taylor gave a verbal report of the work the Village Rangers have recently carried out recently in the village. The Parish Council also wished to thank the Rangers for their work within the Parish.

(b) **Community Plan** Cllr Iain Kirby gave a short report and showed the logo that has been created to help promote the community plan.

(c) **Allotments** Cllr Martin Carter gave a short report saying the container that will be used for storage is arriving this week.

(d) **Recreation Field** Cllr Martin Carter gave a short report saying that various fundraising ideas have been discussed and a tea leaf tasting session will be held in the Memorial Hall in November. The Church are also organising a Christmas Tree Festival

(e) **Highways** Cllr Martin Carter gave a short report on potholes, drains that require clearing and street cleaning

17 Correspondence to be noted

There was no correspondence to be noted

18 Matters to report / items for next agenda

(a) Speeding through the village

19 Date and time of next meeting: Monday 21st November 2022 in the Memorial Hall starting at 7.00pm.

Meeting closed 9.50pm

APPENDIX A

LOM PC REPORT OCTOBER 2022

PLANNING

4 Park Hayes – we were successful in changing the Planning Officer’s recommendation to refuse, in support of the PC’s view.

Grove Shute Holiday Lets – The Planning Officer recommended acceptance on the basis that the harm to the landscape was minimal. After discussion with the Planning Board Chair it was agreed that there were insufficient grounds to fight the recommendation.

Leigh on Mendip – application at Quarry Lane for 40 dwellings – Cllr Ham attended the Informal Appeal Hearing on 4th October to support the Parish Council’s objections.
Stoke St Michael – We still have no formal confirmation that the Informal Appeal hearing for the development of 40 houses along Coalpit Lane will be heard in November

Gypsy and Travellers – Mendip have lost their appeal against a site for 9 pitches at Emborough, The Inspector ruled that as Mendip have failed to allocate enough formal sites there are no grounds to refuse. A cross party proposal has been submitted to the Head of Planning to urge them to issue Certificates of Lawfulness to the dozens of acceptable sites already in existence around the District. This would immediately rectify the shortfall and remove at a stroke the risk of random settlements being approved without defence. At Cabinet on 3rd October there was a disturbance when they approved the Public Space Protection Order to provide a simpler means of removing offensive illegal dwellings.

The Planning Board on 12th October approved the application for the concrete products site near Torr Works to provide material for the track bed for HS2. The contract has already been awarded and this will provide some 300 new jobs.

FULL COUNCIL 26th SEPTEMBER

The meeting endorsed the Climate and Ecological Emergency Plan. It still envisages 31 x 450 ft high wind turbines in the District by 2030 with 10 in place by the end of 2023. There was concern that a change in policy on fracking could harm this “delicate and beautiful area” – no such concern was expressed about wind turbines, except by myself. The Plan also envisages that freight emissions will be reduced by a “10% increase in use of waterborne transport”. The real world?

There were three emergency motions. The first was to promote better public transport in Mendip with County support. The second was a requirement to amend planning procedures so that Wessex Water are required to address the impact of major developments on watercourses and treatment works. They were both passed despite multiple objections. The third sought to impose a vegan culture on our local agriculture – this was withdrawn at the last minute without explanation.

Glastonbury – It was announced that the town has been successful in obtaining a Town Deal Grant from the Government of £23M to provide a facelift, improve its attractions and car free routes.

15-10-22

APPENDIX B

Planning Applications – Applications to be noted not having yet had a decision made by Mendip District Council

- (a) 2022/1855/REM** Application of reserved matters following outline planning consent 2022/10189/OUT for the erection of a single dwelling and associated access. Matters of access/appearance/landscaping/layout/scale to be determined. Land at 368840 147202 Park Hayes Leigh on Mendip
- (b) 2022/1669/HSE** Erection of 2 rear dormers, creation of ensuite and relocation of external door and internal stairs. 1-2 Perrys Cottages, Leigh Street, Leigh on Mendip
- (c) 2022/1594/HSE** Erection of greenhouse and potting shed. The Old Vicarage, Leigh Street, Leigh on Mendip
- (d) 2022/1603/FUL** Erection of 3no. dwelling houses. Land South of Apple Meadow View, Park Hayes, Leigh on Mendip
- (e) 2022/1230/APP** Approval of details by condition 4 on planning consent 2022/0299/LBC (Fire Risk Assessment Works to include the installation of a fire door to the first-floor corridor, replace the existing window within Bedroom 1 with a new window, reinstate a gate within beer garden, adapt existing doors to form a new escape route through a storm room and onto the main room and installation of a fire door and an existing aperture blocked up to give 30 minutes fire resistance. Bell Inn, Leigh Street, Leigh on Mendip
- (f) 2022/0118/HSE** Removal of 8ft hedgerow and erection of new 2-meter fence panels and gate (retrospective) 4 Park Hayes, Leigh on Mendip
- (g) 2022/0053/OTS** Application for outline planning permission with some matters reserved for the erection of 3 no. dwellings with details of access. Corner Cottage, Quarry Lane, Leigh on Mendip
- (h) 2022/0035/FUL** Erection of 2no holiday let cabins and associated parking. Grove Shute Farm, Towns End, Leigh on Mendip
- (i) 2021/2121/FUL** Creation of external storage area with erection of shed and installation of two shipping containers (Retention of works already started). Land at 370558 147315 Quarry Lane to Somers Hill, Leigh on Mendip
- (j) 2022/1007/FUL** Demolition of existing barn and erection of holiday let. Annexe, Long Cottage, Tadhil Lane, Stoke St Michael

Possible Enforcement Issues

(k) Appeal Ref: APP/Q3305/D/19/3226603, planning application 2018/2779/HSE

Resiting of existing driveway piers and gates at 1 Apple Meadow View, Park Hayes, Leigh on Mendip. The appeal was allowed and planning permission was granted for the resiting of existing driveway piers and gates at 1 Apple Meadow View on 14th August 2019. The proposal was to move the gates and associated piers towards the house and work shall begin no later than 3 years from the date of the decision.

Update Cllr Paula Freeland explained these are due to be demolished in a current application, enforcement would not consider taking any action.

(l) Appeal Ref APP/Q3305/D/19/3226592 planning application 2018/2778/HSEB

Erection of a Juliet Balcony, 1 Apple Meadow View, Park Hayes, Leigh on Mendip. The appeal was allowed and permission granted for the erection of a Juliet Balcony at 1 Apple Meadow View, Park Hayes, Leigh on Mendip on 19th August 2019. "Prior to the balcony hereby approved being brought into use, a 1100mm high guard rail shall be erected for the length of the balcony as indicated on plan 2018/ROWE/04A and shall be fixed and shall be retained for the lifetime of the development hereby approved." **Update** Evidence of balcony use would be required before contacting Enforcement.