

LEIGH ON MENDIP PARISH COUNCIL
Meeting held at Memorial Hall on Monday 21st November 2022

Present: Cllrs Iain Kirby, Vicki Taylor (Chair), Neil Crump and Martin Carter

Also in attendance: Kate Egan (Clerk)

1 Public Forum

There were no members of the Public in attendance

2 Welcome by the Chairman

The Chair welcomed everyone to the Meeting

3 Apologies for absence

Cllrs Paula Freeland and Estelle Kirby

4 Absent

No Councillors were absent

5 Declaration of Interests and Dispensations

There were no declaration of interests or requests for dispensations.

6 County and District Councillor Reports

District Councillor Alan Townsend was in attendance and had sent a report prior to the meeting, this is attached as Appendix B. The Greenspaces Consultation was briefly discussed and a request will be put forward asking for all Parish Council land to be designated as Open Space.

County Councillor Barry Clarke was also in attendance and gave a verbal report about the status of the LCN's and how planning applications and licences will be processed, these are still being discussed. There are various hardship grants available from Somerset County Council and Mendip District Council. Details have been published on the website.

County Councillor Phillip Ham sent his apologies

7 To confirm the minutes of the Parish Council meeting held on 17th October, previously circulated.

Following a slight amendment, the Council **RESOLVED** that the minutes from the Parish Council Meeting held on 17th October be accepted as a true record and were signed by the Chair.

8 Matters arising from the minutes but not on the agenda

(a) The Parish Council were delighted to receive the gift of a wonderful painting from Michael Bloxham of Leigh on Mendip and thanked Michael for his generosity. The Memorial Hall Committee are happy for the donation of the picture to be hung in the village hall.

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

There were no planning applications to consider.

10 Planning Applications – Responses to be noted from Mendip District Council

(a) 2022/0035/FUL Erection of 2no holiday let cabins and associated parking – Grove Shute Farm, Towns End lane, Leigh on Mendip **Update** Mendip District Council granted approval

(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 **Update** Mendip District Council granted approval

- (c) **APP/Q3305/W/21/3284378** Application for up to 40 dwellings with a playing field and car park for the school and a new vehicular access. **Update** Decision received from the Planning Inspector dated 2nd November 2022 stating the appeal is dismissed. He concluded that the site in an inappropriate location for the proposed development given significant harm that it would cause to the character and appearance of the area, and its failure to preserve the setting of a Grade I listed building.
- (d) **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 **Update** Mendip District Council have granted approval
- (e) **2022/1594/HSE** Erection of greenhouse and potting shed – The Old Vicarage, Leigh Street, Leigh on Mendip. **Update** Mendip District Council have granted approval
- (f) To be noted, planning applications still awaiting a decision by Mendip District Council – Appendix A

11 To Be Resolved / Discussed.

(a) Discussion and Proposal for the next stages to install parking spaces at Park Hayes.

The Council **RESOLVED** that the work can be carried out to create parking spaces at Park Hayes. The work is being carried out by Halecombe Quarry with hardcore being donated by Wainwrights.

(b) Proposal for the Parish Council to proceed with a pre-application for the renewing the planning permission for the new Cemetery or proceed with a new planning application including a Tier 1 Risk Assessment.

As Cllr Estelle Kirby was not in attendance, this was deferred to the next meeting.

(c) Proposal for any actions to deal with speeding vehicles through the village or the introduction of road safety signs.

The subject of speeding vehicles through the village or the introduction of road safety signs has been deferred until the Community Plan is published next year, and these will be included with any possible action plans.

(d) Proposal to accept the new grass cutting costs from Idverde and appoint them for 2023-2024

The Council **RESOLVED** to appoint Idverde as the contractor for grass cutting within the Churchyard and Cemetery for 2023-2024 at a cost of £1434.07 including VAT.

(e) Proposal for the Parish Council to Pledge to the Civility and Respect Project

The Council **RESOLVED** to Pledge to the Civility and Respect Project.

(f) Proposal for the Parish Council to donate some money to purchase thank you gifts for the Village Rangers.

The Council **RESOLVED** to donate £50 to purchase thank you gifts for the Village Rangers.

(g) Proposal to respond to Somerset County Council and name Emergency Contacts

The Council **RESOLVED** that Cllrs Vicki Taylor, Iain Kirby and Martin Carter would be the three main contacts.

(h) Discussion on the budget for the next financial year ready to be approved at the next meeting.

Cllr Iain Kirby presented the budget to the Council and a discussion followed. Figures were amended and the budget will be rewritten and presented at the next meeting for approval and setting of the annual precept

12 Clerk's Report.

- (a) Update from the Village Rangers on whether extra help would be needed to remove the tree protectors from the periphery of the quarry. **Update** A site visit will be carried out shortly to work out how long it will take to remove the plastic tree protectors. The hedge at the back of the Cemetery has also been reduced in size.
- (b) Update from the Parish Tree Advisor on the trees on Park Hayes and any further actions that may need to be carried out. **Update** No update was received.
- (c) Councillor Dave Mattick has resigned from the Parish Council and the Councillors would like to thank him for all his hard work, commitment and time over the years. A lunch is being organised at the beginning of December as appreciation.
- (d) Feedback from the Parish Clerk after attending the National Clerks Conference at the beginning of the month. **Update** The Parish Clerk gave verbal feedback from the National Clerks Conference.

13 Finance

Bank Balances as at: 14th November 2022

Current Account £13,364.39

Reserve Account £9574.95

Receipts**Payments**

- (a) Context Planning – Appeal appearance - £3660.00 – pd 19.10.22
- (b) Ionons – Website Hosting - £4.80 – pd DD
- (c) SALC – Councillor Training - £30.00
- (d) Idverde – Grass Cutting - £113.53
- (e) Clerks Salary – October - £303.84

The Council **RESOLVED** to approve the above payments.

14 Councillor Reports**(a) Community Plan**

Cllr Iain Kirby gave a verbal update, the deadline has been extended to the beginning of June next year and the questionnaire will be going out to all villagers in the New Year.

15 Correspondence to be noted

- (a) Planning Parish Forum – Thursday 10th November 11am – forwarded 25.10.22
- (b) An Introduction to the Rights of Way Legislation – Friday 11th November – forwarded 25.10.22

16 Matters to report / items for next agenda

- (a) A code of conduct complaint was submitted to the Monitoring Officer at Mendip District Council. The recommendation that training on Declaration of Interests is to be carried out by the whole council.
- (b) Update on LCN's
- (c) A request has been received from a village organisation asking whether the Parish Council can move the April meeting to another date. Cllr Vicki Taylor will respond saying unfortunately the Parish Council are unable to move the meeting as dates are scheduled a year in advance.

17 Date and time of next meeting: Monday 19th December 2022 in the Memorial Hall starting at 7.00pm.

Meeting closed 9.05pm

APPENDIX A

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

- (a) **2022/1603/FUL** Erection of 3no. dwelling houses. Land South of Apple Meadow View, Park Hayes, Leigh on Mendip
- (b) **2022/0118/HSE** Removal of 8ft hedgerow and erection of new 2-meter fence panels and gate (retrospective) 4 Park Hayes, Leigh on Mendip
- (c) **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
- (d) **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
- (e) **2022/1007/FUL** Demolition of existing barn and erection of holiday let. Annexe, Long Cottage, Tadhill Lane, Stoke St Michael
- (f) **2022/1855/REM** Application of reserved matters following outline planning consent 2022/1019/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.

Possible Enforcement Issues

- (g) **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 not later than 3 years from the date of the decision. **Update** Planning Permission has expired but the decision was to wait to see the outcome of the decision for Phase II.
- (h) **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** Councillors had mentioned that the balcony is being used so an enforcement issue will be raised but evidence is required before submitting a request.
- (i) **2021/2649/FUL** Erection of 3no single storey three-bedroom dwellinghouses. Land south of Apple Meadow View Park Hayes, Leigh on Mendip

APPENDIX B

LEIGH ON MENDIP PC REPORT NOV 2022

PLANNING

We attended the appeal against Mendip's refusal of 47 houses on Coalpit Lane, Stoke St Michael. The Inspector is the same Mr Rennie who handled the Gladman appeal at Coleford, though on this occasion he did agree to carry out an accompanied site visit. The defence from Stoke is the harm to the setting of the Listed buildings at the Mill, the general harm to the countryside, and sustainability in terms of highways and facilities – though again Highways are their usual supreme selves despite the obvious dangers.

PLANNING POLICY CONSULTATION - GREEN SPACES

Residents are being asked to share their comments and views on our local parks, woodlands, recreation and green spaces. There is a draft Supplementary Planning Document on the Mendip website and a consultation response form. Comments are invited by 25 th November. No Open Areas of Local Significance are recorded for Leigh. But the Audit does record 6 Assets. Do we need an extension to the response date?