

MINUTES
LEIGH-ON-MENDIP PARISH COUNCIL MEETING
HELD ON MONDAY 21 OCTOBER 2013 AT 7.30 P.M. IN THE MEMORIAL HALL

Present Chris Cudmore CC
Gill Boden (part meeting) GB
Ian Barnes IB
David Mattick DM
David Sparkes DS

In attendance Anthea Brooks, Clerk AB
Val Horler, District Councillor (part) VH
Lee Wright, PointCloud Ltd (item 7.1 and 7.2)
Mr & Mrs J Davis (item 7.1)
and approximately 12 members of the public
(item 7.1)

Apologies Alan Dagger AD
Phil Ham, County and District Councillor PH

1 APOLOGIES **ACTIONS**

1.1 Apologies were received from Alan Dagger and Phil Ham.

2 RESIGNATION

2.1 CC announced that AD had tendered his resignation from the council. Councillors were asked to see if they knew anyone who may be interested in becoming a councillor as there are now 2 vacancies. **ALL**

3 DECLARATIONS OF INTEREST AND DISPENSATIONS

3.1 CC declared an interest in the Park Hayes Outline Planning application and stated that he would abstain from the vote and hand the chair to another councillor for that item.

4 MINUTES OF THE MEETING HELD ON 16 SEPTEMBER 2013

4.1 The minutes of the Parish Council meeting held on 16 September were agreed as a true and accurate record and were signed by the Chairman.

5 MATTERS ARISING FROM THE MINUTES OF 15 JULY 2013

5.1 **(3.4) Questions for Public Meeting** – a notice was put in the village magazine to the effect that any questions for the Public Meeting regarding the wind turbine application needed to be sent in beforehand to the clerk or David Mattick.

- | | | |
|-------|--|--------------|
| 5.2 | (7.1) Internal Audit and Risk Assessment – The risk assessment is ongoing but the asset review/audit is complete with minor points for action (email from DM of 24 May 2013 refers). The Clerk will study the documents and this will be scheduled for discussion at the next meeting | Clerk |
| 5.3 | (7.2) Letter to new Police Commissioner – closed | |
| 5.4 | (7.3) Pursuance of land for Cemetery extension | |
| 5.4.1 | The land opposite the Broad Bean Farm Shop has been identified as belonging to Hanson and the Clerk has written to them to query whether they would consider donating or selling some land to the parish council for use as a cemetery. | Clerk |
| 5.5 | (7.4) Collapsed wall on pavement to Barnsclose Quarry – ongoing | Clerk |
| 5.6 | (7.5) Dog Fouling - include field behind the Rec Field carpark – ongoing. CC to check action | CC |
| 5.7 | (7.7) Churchyard Yew Trees – the clerk to check on the outcome of discussions at the recent PCC meeting on this subject and report back to the next meeting. | Clerk |
| 5.8 | (7.8) Solar Array at Soho Farm – CC announced that Mells Park Trust had been in contact and stated that a community benefit of £3k would be paid annually, £2k to Leigh-on-Mendip and £1k to Mells. There are no restrictions to the money. It was agreed to acknowledge their email | Clerk |
| 5.9 | (7.10) Internal Auditor – the Clerk to check the rules and regulations for appointment of a new auditor - ongoing | Clerk |
| 5.10 | (7.11) Legacy Grant – the proposals as listed at the last Parish Council meeting will be considered by VH and PH - ongoing | VH/PH |
| 5.11 | (7.12) Cemetery Fees – the clerk had produced a laminated notice for the cemetery and had informed local Funeral Directors and the PCC of the increase in fees in line with those of the Church of England. | |
| 5.12 | (7.13) Land for Cemetery Extension – CC reported that he had contacted Cooper and Tanner and once the sale of the land north of Sparks Farm had gone through they would approach the buyer and get them to contact the Parish Council. CC to monitor - ongoing | CC |
| 5.13 | (7.14) Pharmaceutical Services at Mendip Country Practice – | Clerk |

VH stated that the patient group is looking for a young person between the ages of 18 and 20 to join the group. It was agreed to put something on the noticeboard to this effect.

- 5.14 **(7.15) Quarry** – the clerk (on behalf of the Fair Committee) had sent a letter of thanks to Tarmac for their donation to the Village Fete and also to Jorgen Nielson thanking him for the use of his field as a car park - closed
- 5.15 **(10.2) Somerset CC budget savings** – VH to remind PH that he was going to pass a link to CC where information will be available 'on line' for councillors to consider VH/PH
- 5.16 **(10.8) Meeting to discuss proposed Community Pilot Scheme at Coleford** – GB attended this meeting on behalf of the Parish Council and stated discussions centred around those services which were lacking and what the meeting would like to see happening in Coleford. An idea was to use the Scout Hall as a community centre and resources would be available to residents of Leigh-on-Mendip.
- 5.17 **(13.2.1) Whitehole Hill Quarry activity** – CC reported that he had tried to contact John Patch about this. He had spoken to MDC to see if they knew anything about it - ongoing CC
- 5.18 **(13.3.1) Highways – Barnsclose Quarry barrier on bend** – CC to contact Highways with a view to erecting a fence or a barrier on this corner where the quarry drops within five yards of the road. CC
- 5.19 **(13.4) Recreation Field use by Cricket Club** – contact AD to see if this subject was raised with the Recreation Field Committee CC
- 5.20 **(13.6.2) Grant to School** – GB had contacted the school regarding the possible availability of a grant from the Parish Council and she understood that this would be discussed at the next Governor's meeting.
- 5.21 **(14.4) Parish Council Training** – DM stated that he had attended this training in September at Wells
- 5.22 **(14.5) Helping Communities Help Themselves** – GB attended this meeting at Shepton Mallet and reported that this was a local joint venture with a selection of groups working in the community to see what can be achieved especially in areas where the council are no longer able to provide services.
- 5.23 There was a discussion about emergency planning for villages to cover such eventualities as identifying the elderly in the event of very cold or snowy weather, availability of 4x4 vehicles, etc. GB GB

agreed to do some notes and this will be on the next agenda for discussion.

6 DISTRICT AND COUNTY COUNCILLORS REPORTS

6.1 VH made the following points

- The planning board had moved to 20 November because of problems with the IT system, the planning training meeting scheduled for that date will be rearranged
- Two ladies from the surgery in Coleford intend to go on a healthcare trip to Kenya next November and are holding a coffee morning on 23 November to raise money. Most of the expenses are being met by the ladies themselves but anyone who would like to donate or any business which would like to contribute should contact them. Details are on the 'What's On' website.
- Quarry Meeting – VH will find out what is happening from PH about the next meeting. There have been no minutes issued from the last meeting.

VH

7 PLANNING

Planning Applications

7.1 2013/1987 Outline Planning for residential development, land to south of Park Hayes, Leigh-on-Mendip for Mr & Mrs J Davis

7.1.2 CC introduced this outline planning application and gave a background to the current strategy for housing requirement in Mendip and the allocation for Leigh-on-Mendip.

7.1.3 Lee Wright from PointCloud Limited, architects for Mr and Mrs Davis, stated that the application demonstrates that this site can be developed with sustainable and sympathetic dwellings of a size and type that are in high demand

7.1.4 He stated that whilst the proposal would have some degree of impact on the open countryside this is mitigated as far as possible by the well screened nature of the site and its location in an already developed area of the village

7.1.5 He further stated that in addition significant weight should be given to the provision of housing to meet the current shortfall in the council's five years housing land supply.

7.1.6 Mr J Davis made a statement backing the outline planning

application and stated that this area had already been identified as suitable for future housing development

7.1.7 The Council then proceeded to discuss the application, CC withdrawing from the process and IB taking over as Chair.

7.1.8 The decision was made **not to support** the outline planning application for the following reasons

- The access roads are very narrow and inadequate for the extra traffic which would be generated
- The development would be outside the current development limit line and approval would set a precedent for any other proposed developments outside this line
- The village design statement designates Leigh-on-Mendip as a linear village and the proposed development would deviate from this
- The plan for 12 houses is just an illustration and there is no guarantee that the type of housing eventually built, if the proposal was supported, would be suitable
- Village facilities, i.e. access to doctor, lack of a shop, would not support the additional housing

7.1.9 DS proposed and DM seconded **not to support** the outline planning application. This was agreed unanimously.

7.1.10 The Clerk was asked to write to MDC informing them of the Council's decision

Clerk

7.2 2013/2006 Conversion and extension of barn to form self-contained holiday accommodation at Knapp Hill Farm, Knapp Hill, Leigh-on-Mendip for Mr and Mrs Norgrove

7.2.1 This application was discussed and a decision was made to **recommend approval** of the application for the following reasons

- The proposal supports the local economy
- The design is in keeping with the local surroundings
- The proposal supports the growth of tourism in the local area

7.2.2 It was proposed by DM and seconded by DS and agreed unanimously to **recommend approval** of the planning application

- 7.2.3 The Clerk was asked to write to MDC informing them of the Council's decision **Clerk**
- 7.3 2013/2006 Installation of a standalone solar PV array to extend consented scheme refer 2012/1982 land at Soho Farm, Soho, Leigh-on-Mendip for Mells Park Trust**
- 7.3.1 The Council discussed the application which is for redistribution of the panels once the diversion of the footpath has been agreed.
- 7.3.2 GB proposed, DS seconded and it was agreed unanimously to **recommend approval** of the application.
- 7.3.3 The Clerk was asked to write to MDC informing them of the Council's decision **Clerk**
- 7.4 2013/1984 Replacement of garage roof with pitched roof clad with pantiles at Virginia Cottage, Leigh-on-Mendip for Mr K Wall**
- 7.4.1 The Council discussed the above application. IB proposed, DS seconded and it was agreed unanimously to **recommend approval** of the application.
- 7.4.2 The Clerk was asked to write to MDC informing them of the Council's decision **Clerk**
- 7.5 2013/1951 Erection of a single wind turbine to 77 metres along with accompanying access track, crane hard standing, substation, associated underground cabling and temporary construction at Rockhouse Farm, Chantry.**
- 7.5.1 The Council noted that this application was being deferred until a separate Council meeting after the Public Meeting which is being held at 7.00 p.m. on 28 October.
- 7.5.2 It was noted that all surrounding Parish Councils have been invited to the meeting. G2 Energy had declined to attend. DM reported that 42 questions have been sent to g2 Energy of which they have responded to 30. They have declined to respond to the additional 12 and have asked for these to be referred to the Planning Officer.
- 7.5.3 It was noted that the meeting will take the form of a powerpoint presentation which summarises all the questions asked. The meeting will then be open for public question and debate.
- 7.5.4 It was agreed to ask the Chair of the NoCWT group if they wished to make a presentation **CC**

7.5.5 The Clerk was asked to invite the landowner – Mr Norris to attend. **Clerk**

7.6 Planning Application granted

7.6.1 Construction of four holiday cabins and associated works at Hollybush Cottage, Knapp Hill, Leigh-on-Mendip

7.6.2 It was noted that this planning application has been granted with various conditions including

- The development shall begin before the expiration of three years from the date of permission and in accordance with the drawings
- The development shall not be occupied other than for the purposes of holiday accommodation and shall not be occupied by the same person(s) for more than 28 days in any calendar year
- All external walling and roof materials to be used shall be as stated on the application and all hard and soft landscape works carried out in accordance with the approved details
- The area allocated for parking shall be kept clear of obstruction at all times and not used other than for the parking of vehicle in connection with the development
- The existing field access off Holly Bush Lane shall be limited to maintenance and pedestrian traffic use only. There shall be no access for vehicles of the occupiers of the holiday accommodation.

8 FINANCE

8.1 **Financial Statement** – statement to 21.10.13 was agreed and signed

8.2 **Grants** – Councillors to give consideration to possible grants to village groups for both the current and following financial years. **ALL**

8.3 **Bank Mandate** – the Clerk reported that she had visited the bank that day in order to sort out the problems with the signatories. Three ‘new’ councillors as well as the Clerk were asked to complete the appropriate mandate forms and return them to the bank. Change of Signing Authority forms for both accounts were also completed together with a change of address form.

8.4 **Audit for year end 31 March 2013** – the Clerk reported that she

had received the audited Annual Return for Leigh-on-Mendip Parish Council from Grant Thornton and this would be displayed on the noticeboards.

Clerk

9 COUNCILLOR REPORTS

9.1 **PCSO** – the minutes of the PACT meeting on 29 August were noted. A new representative would be required as PCSO liaison and GB offered to do this in the short term. Clerk to forward the minutes of the PACT meeting to GB

Clerk

9.2 **Footpaths** – IB reported no current issues or problems

9.3 **Highways** - CC reported no current issues or problems

9.4 **Recreation Field** – it was noted that with the resignation of AD a new representative would be required. IB offered to act as a conduit between the Recreation Field Committee and the Parish Council in the short term.

9.5 The funding for the pump track was discussed and the possible inclusion in next year's budget of a sum to assist. Further information is required from the Recreation Field Committee on the amount required.

IB

9.5 **Memorial Hall** – car parking is still an issue. A discussion took place about the car park and the current amicable agreement between the Hall and The Bell. It was agreed that the Clerk would look through the Parish Council documents to see if any information exists on the car park. It was noted that the Hall AGM is scheduled for 4 November 2013.

Clerk

9.6 **School** – GB reported no current issues.

9.7 **SALC** – nothing to report.

9.8 **Quarry** – DS reported no current issues. DS reported that he had been approached by a member of the Country Fair Committee to help with Quarry Liaison. IB agreed to brief DS about this.

IB/DS

10 MEETINGS ATTENDED/TO BE ATTENDED

10.1 Coleford Rural Hub Meeting 23 October 2013

10.2 Extra Parish Council Planning Meeting 1.11.13 at 7.30 p.m.

10.3 Planning Events for Parish Councils – cancelled on 20 November will be rescheduled.

11 CORRESPONDENCE

11.1 The Clerk had received the following correspondence

- Email regarding Somerset Wildlife Trust Barn Owl Project – it is thought that the school are already participating with this and an owl box has been situated in the area
- Email from SALC regarding new model Standing Orders – Clerk to send to CC for consideration.
- Email from Came & Company with a copy of 'Parish Matters' – Clerk to send to all Councillors

Clerk

Clerk

12 DATE AND TIME OF NEXT MEETING

12.1 Monday 18 November 2013 at 7.30 p.m. at the Memorial Hall