

CHURCHSTANTON PARISH COUNCIL

MINUTES/ACTION NOTES

Name of meeting:	Churchstanton Parish Council Meeting
Date meeting held:	Wednesday 8 th December 2021
Meeting location:	Churchinford Village Hall
Present:	Cllr. Raadiyah Rifath, Cllr. Ian Foxwell, Cllr. A Crabb, Cllr. K Pearson, Cllr. Paul Carter
In attendance	County Councillor John Thorne
Chair	Cllr. Ian Firth
Clerk	Julie Wardle
<u>Public Participation Time</u>	No public present.
Reports from County / District Councillors, Neighbourhood Watch & Police	<u>County Councillor John Thorne</u> - Councillor Thorne provided the parish council with a monthly update of information and actions over the previous month. The whole report is available on the parish council website or by contacting the parish clerk.
1. To resolve to exclude members of the press or public	None
2. Apologies	Cllr. S Nicholls
3. Declaration of Interest	Cllr. Crabb declared an interest in planning application number 10/21/0028 as the applicant is a direct neighbour to his property.

NB: Those present at this meeting should be aware that their names will be listed in the notes of the meeting which may be released to members of the public on request.

Approval/amendment of minutes of previous meeting –

4. Approval and sign off draft minutes of previous meeting	Minutes of CPC Meeting held on 10 th November 2021 - Approved Cllr. Pearson advised that one new agenda item, 'Climate Change' agreed at the previous parish council meeting and minuted as such had been omitted from the agenda for this meeting. The clerk apologised and will ensure it is included on the agenda for future meetings.
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Agenda Item	DISCUSSION AND NEW ACTIONS	Action by Whom	Action Date																						
5. Finance	<ul style="list-style-type: none"> Balance of Accounts as at 30th November 2021 <table border="1" data-bbox="584 172 1341 735"> <tr> <td>Current Account</td> <td>1433.53</td> </tr> <tr> <td>Deposit Account</td> <td>36012.60</td> </tr> <tr> <td>Total</td> <td><u>37446.13</u></td> </tr> <tr> <td>Income (included in figures above)</td> <td></td> </tr> <tr> <td>Payments for approval</td> <td></td> </tr> <tr> <td>Parish Clerk Fees – November 2021</td> <td>314.90</td> </tr> <tr> <td>Sub-total</td> <td></td> </tr> <tr> <td>Minus Reserved Funds</td> <td></td> </tr> <tr> <td>The Quarry</td> <td>666.00</td> </tr> <tr> <td>Climate Grant</td> <td>20000.00</td> </tr> <tr> <td>BALANCE Remaining</td> <td><u>16465.23</u></td> </tr> </table> <ul style="list-style-type: none"> Approval of payments - In addition to the above payment, the following payments were also considered: Community Heartbeat Trust – Annual maintenance fee £198 Amazon – Printer cartridges £ 27.84 Village Hall – Annual charge for hire of village hall £250 All payments were Approved Financial Regulations – The Financial Regulations were reviewed and approved unanimously. Proposed Budget – The parish council were presented with a proposed budget plan for their consideration. Following discussion and amendments to some areas of expenditure the budget was approved unanimously. The proposed parish precept for 2022/23 will increase by 4.32% to £11,987 – Approved unanimously 	Current Account	1433.53	Deposit Account	36012.60	Total	<u>37446.13</u>	Income (included in figures above)		Payments for approval		Parish Clerk Fees – November 2021	314.90	Sub-total		Minus Reserved Funds		The Quarry	666.00	Climate Grant	20000.00	BALANCE Remaining	<u>16465.23</u>		
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6. Planning	<ul style="list-style-type: none"> 10/21/0030 - Change of use of land from agricultural to domestic with formation of parking area and replacement of single storey extension to the side of The Old Smithy, Church Road, Churchinford ‘The parish council support this application’ 10/21/0028 - Erection of 1 No. rural workers dwelling at Fairfield Stables, Moor Lane, Churchinford Cllr. Crabb abstained from the discussion and subsequent decision. In principle the Parish Council are supportive of the provision of rural worker’s dwellings in cases where there is genuine functional need and the criteria for provision of such dwellings is met IN FULL. In this case however there are substantial and significant issues that need resolution and 																								

complete revision before CPC could be encouraged to support an application in this location. For the record, the parish council are extremely disappointed in the decision of the Planning Inspectorate in respect of the expansion of the kennels owing to the ongoing nuisance issues and note that observations put forward by the Parish in that matter appear to have been entirely ignored by the inspector – none the less the Parish Council accept the inspectors decision – if not with a degree of frustration on behalf of local residents and the community in general.

Churchstanton Parish Council discussed the latest proposal at length at the December meeting and resolved unanimously to object on the following basis:

- Location
- Siting & Heritage Impact
- NPPF Para 80 & AONB Status
- Design
- Failure to utilise / acquire suitable local accommodation
- Misleading details within the planning application documentation
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While Para 80 of the NPPF and local plan policy allows for the creation 'rural workers' dwellings – which the parish council supports in principle - it does not give the applicant or their architect liberty to ignore the status of the designated landscape nor the setting of an important Grade II* listed building. Any design must be well considered, sympathetic to its surroundings and not harm the setting of heritage assets. The proposed dwelling will be very clearly visible within in the listed setting (from the north particularly) and represents further unsustainable residential encroachment into the open countryside outside of the nearby settlement boundary. In the Parish council's opinion, the building could easily be sited westwards (perhaps to the north of the kennels) to alleviate the harmful impacts on the Grade 2* listed buildings at Fairhouse Farm and the AONB generally.

Aside from design and siting issues, the Parish Council are unable to support this application on the simple basis that the applicant has repeatedly failed to take up one of the numerous recent opportunities to acquire highly suitable open market property in the immediate locality (within Churchinford – i.e. within ¼ mile of the site) – either through freehold purchase or by rental. The applicant / agent has stated that there are no available properties within the locality (within half a mile of the application site). Whilst this may be true at the date of this correspondence, since September 2021, there have been no less than six wholly suitable properties on the market in the village and all have been available / suitable to applicant's needs and are presently marketed as Sold STC (so may yet be available). Likewise the purchase prices of these six dwellings on the open market (each without encumbrance) have been within a reasonable price range (from £190,000- £375,000) – there have been numerous other dwellings available in the locality in the £400K+ range too. Noting that the very large proposed dwelling at ~237 sqm (GEA) (excluding the proposed garage) is likely to cost in the region of £425,000 to build (at a presently conservative cost of £1800 / sq.m), it would seem quite reasonable to expect that any one of the recently available properties

would have more than adequately met the needs of the applicant – and be more viable to the business than the proposed dwelling.

Discrepancies in planning application documents:

The application suggests that there is a building (labelled temporary dwelling) on site which will be demolished to make way for the proposed. This is not a building nor a lawful ‘temporary dwelling’ but a redundant caravan / portacabin which was relocated after the applicant installed a much larger twin unit mobile home (the actual temporary dwelling) on the site approximately 30m west of the proposed house – outside of the red lined site boundary in this case. (refer to 10/20/0012 <https://www3.somersetwestandtaunton.gov.uk/WebPages/Imaging/ViewImage/ViewImage.aspx?SBarCode=Ty1DGuVGMr4CN8CBwT&ExtID=PDF&QC=NNWC1>)

If minded to approve this application the Parish Council request that SW&T are robust in ensuring that BOTH the existing ‘temporary dwellings’ (i.e. twin unit mobile home and the identified caravan) are completely removed from the site.

Design:

The proposed design of the dwelling as put forward by the applicant is considered by the parish council to be of poor quality when considered in respect of its proposed prominent position and sensitive location. This would appear to be contrary to Section 12 of the NPPF, Building for Life guidance and National Design Guidance: not to mention Policy DM2 from the Taunton Deane Core Strategy (and Vision 4; that “Development will protect and enhance the local character and distinctiveness of high quality built and natural environment.”) In the opinion of the parish council the proposal is not respectful of, or in-keeping with the AONB nor the setting of the nearby Grade II* Listed Property (Fairhouse Farm).

The Parish Council feel strongly that the location chosen is unacceptable, by way of its prominence, landscape impact and particularly its distinct separation from the kennels which it is intended to serve.

If Somerset West and Taunton Council are minded to approve the principal of the application, the Parish Council request that before doing so the applicant should be requested to participate in independent design review to enable peer reviewed consideration of the design / impact of the application (which is entirely justifiable in respect of the area’s designated status). At present the proposal is quite evidently not ‘as good as it could be’ (i.e. does not represent good design) and the bar for design should be necessarily high in the AONB context.

Again, if the council are minded to approve this application without review, it is the parish councils strong request that the LPA do not authorise the use of stone faced concrete blockwork in the construction of this building (see https://blackdownhillsaonb.org.uk/wp-content/uploads/2018/05/bhaonb-housing-design-guide_publishedmarch2012.pdf). As has been identified in previous scenarios this material (and the resulting banding / courses) is not typical of the local vernacular (which is faced chert laid as random rubble, pointed with bag rubbed lime mortar).

In summary, as has been previously communicated to the applicant by the Chair and other councillors – CPC aim to maintain a positive outlook to planning applications in the parish and would

	wish to be in a position to be able to support the applicant in her endeavours -provided that these do not have a detrimental effect on the area. However as with previous applications this proposal seems to be contrived / poorly conceived and will, in our opinion, have yet further harmful impact on the area. However, with appropriately considered, sensitive design and proper consideration, future opinions may alter.		
7. Model Standing Orders	The Model Standing Orders were reviewed and approved unanimously.		
8. The Quarry	The Outdoor Space Management Group (OSMG) have been meeting with contractors in order to organise the installation of gates and fencing on the site. A combination lock has been purchased and the number combination will be circulated to all those who require it.		
9. Highways	<ul style="list-style-type: none"> • <u>Somerset Bus Partnership</u> – Hugh Waters has very kindly agreed to become the parish council representative. The clerk had been in touch with the SBP regarding the out-of-date timetable on the bus stop. This will be updated by the relevant bus service providers. • <u>PPLO</u> – The PPLO had advised SCC that a gate in Churchinford at T6/24 needs replacing. SCC have advised that this gate is the responsibility of the landowner. Cllr.Firth will talk to the landowner. • <u>Speed Indicator Devices (SID) in Churchinford</u> – Somerset Highways have recommended that in order to proceed with the possible provision of and grant funding application for a Speed Indicator Device, the parish council should consider having a data collection survey completed by SCC. This will provide the parish council with up to date information regarding the scale of the problem of speeding vehicles in the village. The cost of the survey will be £250. The parish council agreed to proceed with this in Spring 2022. • <u>Community Speed Watch</u> – Cllr. Carter has now registered the parish council with Community Speed Watch UK and has completed the training. Once clearance has been provided by CSW new / additional members of the community will be able to join the group. 		
10. Correspondence	<ul style="list-style-type: none"> • Recycling on the go • Devon & Somerset Fire & Rescue – Community Risk Management Plan - Online Survey – Cllr. Pearson to complete. • Christmas Tree Festival – St Peters & St Pauls Parish Church, Churchstanton – Cllr. Foxwell’s family have volunteered to provide a tree at the festival on behalf of the parish council. • Peter Radice has kindly offered to help the parish council with the co-ordination of a group of volunteers from the parish to help organise the parish event for the Queen’s Platinum Jubilee in June 2022. The clerk will advertise the need for volunteers to get involved. • Parish Council Elections – Parish Council elections will now take place one year early in May 2022 in line with the Unitary elections which will take place at the same time. • Blackdown Hills Parish Network (BHPN) AGM – Cllr. Pearson provided brief feedback to the parish council following his attendance at the recent BHPN AGM. More information will be provided by email to the parish council and followed up as an agenda item at the next parish council meeting. 		
11. Items of Future Business for the next Agenda	<ul style="list-style-type: none"> • Climate Change Prize – Cllr. Rifath • Vigilante behaviour in the parish – Cllr. Rifath • BHPN follow up to AGM – Cllr. Pearson 		

Date of Next Meeting	Wednesday 12th January 2021		
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