

Stogumber Parish Council.

Draft Minutes of meeting held in Deane Close Common Room on 23rd October 2014

The meeting started at 19:30

Present

J. Spicer, Chairman	M Symes	G Tuckfield
J Danson	C Matravers	
Advisors	M Griffiths	R Sharpe
J Leeming, Clerk		
J Shorten, Planning Consultant		A Trollope-Bellew (District Councillor)

Item	Topic.	Action
1.	Apologies. There were apologies from Councillors K Rew, C Bramall and V Sellick Advisors T Vesey and D Ilman PCSO P Bolton.	
2.	Declaration of Interest and request for dispensations. There were no declarations of interest.	
3.	Public comments, questions or suggestions. There were no comments, questions or suggestions from the public present.	
4.	Acceptance of minutes of meetings held 11/9/14 and 25/9/14. It was proposed and passed that the draft minutes from the meetings held on 11/9/14 and 25/9/14 were reasonable records of the meetings. These were signed by the chairman.	
5.	PCSO Report. JL read out a report sent by PCSO P Bolton: There were 70 call to the police for the period 23/9/14 to 23/10/14. 53 were directly or indirectly connected with the Badger Cull and were dealt with by dedicated policing units. Of the remaining calls, 6 were advisory, 6 were traffic related, 2 were related to lost or missing persons and resolved, 3 were abandoned 999 calls not resulting in any emergency.	
6.	District and County Councillors Report. There was no County Councillor present to report. District Report. ATB was unable to secure funding for the SPC's share of the Housing survey. WSC are looking to relocate the bin at the top of Slade Close, possibly to the play area.	
7.	Neighbourhood Plan. The second draft of the Neighbourhood Plan had been circulated with the amendments as discussed at the previous meeting. The following amendments were discussed and agreed to: EN3 Location of Development. The NPPF definition of previously developed land extended to reflect the rural nature of the Parish. EN7 Renewable Energy. Wind turbines included in this statement for completeness, not considered in the original Statement of Needs and Wishes. C2 Housing Delivery. This was updated following the result of the Housing Needs Survey carried out by Exmoor National Park. The survey indicated a need for 4 new 2-bed affordable homes and 2 – 3 bed homes on the open market. It was agreed that the prevailing local need at the time would determine the types of homes to be built as that could change. It was agreed that for developments of 3 or more homes there should be a ratio of 2:1 affordable homes. Affordable homes could be either housing association or low cost home ownership. It was agreed that floor space of 100 sq. m should be used as an upper limit for new homes, rather than number of bedrooms. Local needs criteria would be defined. A principal residence condition would be applied to new open market properties. JS requested that statistics on the makeup of types of homes in the Parish be included in the NP. C8 School and Village Hall Site. The policy on proposals for the re-use of any or all of these sites was explained and agreed with. EC2 Visitor Accommodation it was agreed to change this policy so that guest	

houses and B&B's would only be allowed as conversions of existing buildings. Self-catering units, new units would have the same restrictions on location as for new builds but with a smaller floor space criteria.

Small scale camping or 'glamping' sites. It was agreed that a condition requiring units to be removed if the business was no longer viable should be included.

EC4 Retail. The NP cannot interfere with the current shop or the wishes of the owner but supports the viability of the shop.

EC8 Re-use of agricultural buildings. It was agreed that new businesses / diversification would be the preferred option for agricultural buildings rather than conversion to residential.

EC9 Low Impact Holdings. This policy was agreed as it is designed to attract new entrants to agriculture and considers the needs of the business first. It aims to prevent agricultural tied properties having those restrictions lifted.

EN2 Setting of Stogumber and EN3 Location of Development.

It was agreed that the areas marked on the Stogumber Features Map were important but development on those areas would be considered on their merit. It was agreed that these sections need further clarification.

A further version of the NP would be circulated to the public for consultation. A public meeting has been organised for on 27/11/14 in the village hall. The NP would then be amended in the light of this consultation and be put to WSC for consultation.

8. **The Beacon Field**

The village hall committee have not requested a temporary car park for the Xmas Fayre. As there were complaints last year that it hadn't been opened, it was agreed the SPC would open and run it for the village. JS to organise stewards and signs, JL to produce a risk assessment and write to the tenant to notify him of the date.

JS JL

9. **Finance.**

The Current Account balance as at 22.10.14 is £13299.93. This includes the Locality Grant of £5,400, play area funds of £700.51 and the 2nd instalment of the precept, £5,500. The Reserve account balance is £3,369.53

Expenditure agreed:

Clerk's payment for October £293.69

Wessex Water invoice £14.65

Magna re hire of hall £30.00

Geo & Co (for work to NP, to be taken from Locality Grant) £2,100.00

The Loan repayment of £3,223.02 will be taken from the current account on 10/11/14.

10. **Planning.**

a) 3/31/14/008 Change of use of agricultural land to equestrian use and the construction of a horse manege - granted

b) 3/31/14/009 Replacement Sunroom, 7 Oldway, Stogumber - granted

c) 3/31/14/011 alterations to existing rear extension and new garden room extension – Catford Cottage - supported

d) Notification of an appeal against decision on ABD 3/31/14/001 Land at Higher Vexford Farm

e) 3/28/31/005 Aller Farm Solar Panel application

JS and JD visited the site and reported back. JS read out a draft objection to the application, it was agreed that this should be forwarded to WSC Planning Department.

JL

f) 3/31/14/012 Installation of solar voltaic panel to roof of garage / log store, Zinch Cottage, Station Road. JL reported that she had received this application and would be organising a planning meeting for Saturday 1st November 2014 at 10:00 a.m.

JL

11. **Highways.**

JL reported that SCC Highways have agreed to replace the signpost at Preston Lane before the end of the financial year.

Two residents of Deane Close have asked if anything can be done about the street

JS JL

lights there which are left on all night. It was agreed that the opinions of all residents of Deane Close should be sought first before approaching the appropriate authority. JL / JS to produce a note to circulate to all residents of Deane Close. MS reported there is a pothole outside Mill House, Hill Street and that nothing has been done about the dip in the road by Orchards Grove. JL to report to SCC.

12. Footpaths.

JL reported that Mr R Hayes solicitors had written to SPC to exercise Mr Hayes option to buy back the footpath which leads from Pickpurse Lane to the Cricket Club. JL reported that he intends to keep it as a footpath. It was agreed that JL could sign the transfer documents on SPC's behalf. JL

J Bryant has written a letter to the Standard regarding the state of some footpaths in the parish. JS has been appointed Parish Paths liaison officer and he has asked her to report specific problems to him so he can report to SCC. JS

JS reported that the gravel on the footpath at Chantry has washed down exposing the drainage pipe, he has contacted WSC who will bring out more gravel and build up the path again.

13. Any other business by permission of the Chairman.

CM reported that the Defra grant will end after this year's payment. He has enquired about selling the option but thinks it will only realise £200.

The next meeting will be a public meeting to discuss the Neighbourhood Plan on Thursday 27th November 2014 at 7:30p.m. in the village hall. The next Parish Council meeting will be on Thursday 4th December 2014 at 7:30pm at Deane Close Common Room.