

WEST & MIDDLE CHINNOCK PARISH COUNCIL

Parish Council Meeting Wednesday 14th June 2023

Cllr Bennett - Chair

Cllr Cockrem

Cllr Griffiths

6 Members of the General Public

Cllr Cawley

Cllr Coleman

Clerk: Kim Duller

Public Forum: i) It was noted that Chinnock Hollow would now remain closed indefinitely. There has been further information in the media and from local politicians. ii) The imminent closure of the A30 closure was also mentioned. It was confirmed that this would be discussed later in the agenda. iii) NV asked for an update on the outstanding actions relating to the Youth Shelter as there is continuing low level vandalism. There were various discussions as to whether the Youth shelter should be removed. NC gave an overview of the history and purpose behind the location of a Youth shelter, originally led by a team of young people from the village and youth workers. Whilst it was popular then, it was felt that it may not be appropriate now. A number of suggestions were made and there was some sympathy to the lack of facilities in the villages. It was also mentioned that originally there were youth facilities included in the original grant funding application for the Pavilion. It was noted that the YS is being used, but not necessarily by W&MC village youth. Talking to existing users was suggested, as was the need to understand if there is a demand. **Action: Clerk to find out more information from the previous Minutes, including how it was funded and the overriding purpose. The PC to put a notice up to explain to users that it should be used for the purpose it was designed.** iv) Stile behind cricket nets query: NV reported he had fallen on the top step and that it was dangerous. Cllr Coleman confirmed she had previously reported this and that it is on the Local Authority list for maintenance and change to a chain gate. The Chair said that both the access points on the Rec by the Pavilion and the gate by Lower Street was also broken. Cllr Coleman confirmed she had reported both of these and they are on the LA maintenance list. **Action: Cllr Coleman to send contact details of Footpath Officer to Cllr Cockrem and schedule of outstanding reports.**

23/1074 **Apologies for Absence:** Cllr Partridge due to work commitments. Formal resignation of Cllr Coleman was noted.

23/1075 **Declarations of Interest:** i) Cllr Cawley, Allotments. ii) Cllr Bennett, Community Playground Committee.

23/1076 **To Approve and Sign as Correct the Minutes of the Parish Council 10th May 2023.**
Resolved. All in Favour

23/1077 **Matters arising, not on agenda:** Vandalism reports to be discussed at end of meeting as this had happened since the publication of the Agenda.

23/1078 **SCC/SSDC Councillors Report:** Apologies received from Cllr Patrick. Cllr Hewitson updated on Chinnock Hollow. **Action: Clerk to circulate June report.** Cllr Hewitson confirmed there will be a stakeholder meeting (not for the general public) to discuss and take views on the upcoming A30 closure. **Action: Cllr Hewitson to invite the Parish Council as soon as a date is known.**

23/1079 **Planning:**

a. **Applications: Fortunes Well 22/00724/FUL, Higher Street, West Chinnock. New modified plans published.**

- 1. Overview by the Chair:** One of the key elements of the original response by the PC raised concerns regarding building of yet more bungalows in West & Middle Chinnock and lack of affordable housing for local residents and families. (Sustainable development under the National and local planning policy).
- 2. Discussion Points:**
 - i. Houses too big for the site, attracting those who could easily afford them and not local families, with children.
 - ii. Number of “big” houses overbearing for such a big site.
 - iii. A lot of properties crammed in on a small site. (Overdevelopment).
 - iv. Still half of the site remains undeveloped, why? Concern raised for implications of the remainder of the site.
 - v. Concern that the principle of affordable housing falling below the planning threshold is because whole site not being developed. This was considered to be a loop hole if the remainder of the site is developed, and a way of avoiding building affordable housing.
 - vi. There are examples of affordable housing in other local villages, Hinton St George (less than 7 houses). Contact Hinton St George to understand how this was conditioned.
 - vii. Far more parking spaces, including visitor car-parking is required.
 - viii. There is absolutely no capacity for local roads to provide any additional visitor parking.
 - ix. Parking around the villages is already a major issue. This development as it stands will exacerbate the lack of parking situation in the villages to crisis point. Examples were given of Lower Street and Higher Street, where schools buses, and potential emergency vehicles, tractors are more frequently unable to pass parked cars.
 - x. Extensions/garage conversions/extra bedrooms in the roof and the requirement for extra parking spaces. As currently demonstrated on Ridgway, where extensions have been built, the statutory requirement to provide additional parking spaces has not been implemented. (Request permitted development clause to prevent conversion and extensions?).
 - xi. It was noted that there is a lack of information on rainwater disposal, sewage and highways. (The Clerk explained that the various authorities would report on this, however that it was important that the PC liaise directly with these authorities if they have concerns, as has been done previously with Wessex Water (sewage) and Highways (visibility splays).
 - xii. Entrance to the site, still major concerns on visibility and access.
 - xiii. The plans are an improvement on the previous plans; however, houses are too dense, with conjoining of large houses. (Why?) Is this to try and demonstrate affordable housing?
 - xiv. Query plans not to scale – re check plans.
 - xv. Impact on Street scene.
- 3. Comments by the owners of High Cross, grade 2 listed building. It was also suggested that the owners submit their comments via the planning portal:**
 - i. Highest building on the development closest to the Road: Why? Why not place at the back of the site with views across the land?
 - ii. The height of the property in item 3.i. will have a major effect on the visual impact and change the aspect of the village as you approach it. (Easily rectified by moving its position to a different place on the site).
 - iii. Impact directly on High Cross, with the ground floor looking directly into High Cross. High Cross is built nestled into the hill. The new property proposed is elevated which means ground floor looks directly in to High Cross bedrooms.

- iv. Direct contrast to a house which has stood for over 400 years. (SA advised difficult to argue lack of privacy if there is more than 25 metres between the 2 houses. (PC and owners to check).
 - v. Water pressure at the top of Higher Street very poor.
 - vi. Impact on Street scene.
 - vii. Trees: Can trees be retained at the front of the site to protect visual amenity?
- 4. Chair suggested to start objections with:**
- i. Over development of the site.
 - ii. Lack of affordable housing – review planning policy and other examples locally where affordable has been achieved. (Consideration of future development, planning loophole being used?).
 - iii. Lack of parking. (Review parking formula).
 - iv. Dangerous access, including visibility splays. (SA recommended the PC speak to Highways straight away otherwise standing orders will probably apply).
 - v. Water pressure and supply/Sewage/drainage. (Current systems not able to cope).
 - vi. Visual impact.
 - vii. Landscape plan – trees, bio-diversity (liaise with Ward Councillors). PC to speak to Tree officer straight away.
 - viii. Sustainability of local community, school. Background to growth of over 60 retirement age. Does the village have resources? (Review previous application).
- 5. The Clerk concluded the discussion by advising whatever objections are raised, they must reflect planning law and planning policy.**
- 6. Action: Clerk to pass all details to Cllr Partridge, planning lead and also consult with Neil Tinkley, previous Parish Councillor planning lead to see if he can lend support. Clerk to send new document used for Parish Council responses and any relevant correspondence and previous objection details.**
- 7. Noted Councillor Patrick (Local Authority Councillor for Coker Ward) comments:**
- i. No detailed landscape plan has been submitted therefore it's hard to evidence Biodiversity Net Gain. This may be contrary to planning policies EQ4 and EQ5.
 - ii. No assessment appears to have been made regarding recycling/refuse vehicle access – this is particularly important given how steep the access to the site is likely to be. On this topic, I note no cross-sectional drawings have been provided demonstrating this accurately.
 - iii. I note also no detailed comments at all from Highways as yet.
 - iv. No provision for EV charging points “within the curtilage of the site” (as parking spaces are adjacent to garage complexes which are separate to the dwellings). This is contrary to planning policy TA1: Low Carbon Travel.
 - v. I have also not seen a response from the police with regards to designing out crime. This may well conflict with planning policy EQ1. I'd like to see the police's views on this development.
- b. Determinations:** Appeal Ref: APP/R3325/D/23/3314487 2 Ridgway, West Chinnock. **Appeal dismissed.** It was noted that some of the issues raised in this application are relevant to the Fortunes Well application.
- c. Planning enforcement:** Still outstanding Hollowell Hill and Smiths Hill. **Action: Clerk to ask Cllr Hewitson for an update.** Steve Ashton advised the PC that the enforcement team currently has 300 enforcements pending. He was optimistic that the new merger of enforcement teams, including Mendip who have 3 enforcement Officers, would increase capacity for South Somerset.
- d. Planning Queries:** None

23/1080

Finance:

- a. **To Receive "The Wolds" Greatfields rent. £5.00 2023/24. Noted.**
- b. **To Note £30.00 Qtr 1 payment for Cox and Co, payroll fee. Noted.**
- c. **To Pay Sovereign Invoice for Play Equipment, £16529.77 plus VAT.** The Clerk was asked to explain the payment. Total included £800.00 discount relating directly to the project and £400.00 for the PC keeping spoil on site. Also provision of a solid wood bench and 5 year warranty and maintenance plan. **Resolved.** Proposed by Cllr Bennett, all in favour.
- d. **To Pay Ay Routine Invoices:**
 - i. **Village Hall Hire Invoice April 2022 – March 2023:** Concern was raised that the amount charged was high, considering the number of times the PC use the Hall, however the Chair said he thought it was good VFM and that the PC's payment supported the village Hall. **Action: The Clerk to review times and dates of all meetings and liaise with the Village Hall Committee to re-issue the invoice.**
 - ii. **SSL Grass Cutting April Invoice £226.16 and SSL Grass Cutting May Invoice £285.38.** It was agreed to pay the invoices, however noted that the current system of reviewing when the cuts take place is not effective. **Action: Clerk to arrange photos of all cuts to be sent to her to ensure dates of cutting tie up with the actual invoices and to also review the April and May invoice again.**
 - iii. **To Pay Clerk Interim Expenses Relating to the Play Equipment Launch. £198.43. Resolved. All in Favour.**
- e. **Delegated Powers:**
 - i. **Coronation Grant £265.10:** Queried by Cllr Coleman as original agreement was £250.00. The Chair explained that it had been agreed that it would go slightly over budget at a previous Parish Council meeting and felt the money was well spent.
 - ii. **Play Inspection Report and Post Installation report £420.00:** Queried by Cllr Coleman as to whether this was an annual inspection. Cllr Bennett confirmed there would be an annual inspection. The Clerk confirmed that the post installation report was required to draw down the grant funding.

23/1081

Allotments: Cllr Partridge not in attendance

- a. **Inspection Report, 3rd June 2023:** C/F to July meeting.
- b. **Rent Review Report:** C/F to July meeting.
- c. **Plot Vacancies:** C/F to July meeting.

23/1082

Matters arising from the 10th May 2023 meeting:

- a. **Recreation Ground Signage:** Replace existing temporary signage with fixed signage. Statutory information requirement. **Action: Cllr Bennett to arrange.**
- b. **Core Policies Review:** C/F to July meeting.
- c. **Supplementary Policies Review:** C/F to July meeting.
- d. **Speed Signage:** **Action: Clerk to circulate information including photos and suggested "sites" for signage to Members, as well as existing plans which were already in place. Decision required. (Following on-site meeting with Gary Warren Service Manager – Traffic Engineering/Clerk 11th May 2023)**
- e. **Asset Register:** C/F to July meeting.
- f. **Risk Assessments:** C/F to July meeting.

23/1083

Reports & Correspondence:

- a. **The Knapp:** Concluded by the Parish Council that the land shown on Land Registry, outside of the area highlighted as the Knapp, is verge and therefore the responsibility of Highways. The Parish Council will not continue to cut any part of the verge. **Action: Cllr**

- Griffiths to draft a letter to the owner of Tree Cottage to confirm the decision of the Parish Council. Clerk to contact SLL to confirm the definitive area for grass cutting.
- b. **Recreation Ground Survey Published/Next Steps:**
- i. Official opening of the play equipment and publication of survey event, very positive. The “Next Steps” were also published. Unfortunately going forward the PC has only received 2 offers of support from volunteers. **Action: The Chair suggested a further meeting with the Parish Council to discuss how the “Next Steps” can be implemented.** The Chairman thanked the PC and the wider community for their support in the organisation of the event, purchase of the play equipment and input into the recreation development journey and survey.
- c. **Local Community Networks:** First meeting of Crewkerne LCN 15th June 2023. Cllr Griffiths is attending and will report back to the next meeting.
- d. **Clerk Report: Parish Council 10th May 2023 – 14th June 2023.**
- i. The Clerk confirmed she is following up on the notices outlining the temporary Road Closure of Scott’s Way, with SCC Highways. No formal notification given yet, however suspect it is for maintenance to the Riverbank. (No sighting of salmon).
 - ii. **Footpaths Update:** All footpath maintenance reports have been reported to the Footpath Officer and logged. Cllr Coleman reconfirmed that the two gates currently on the footpath on Higher Street which connect to Middle Chinnock are on the list of priorities. The gate closest to the road will be removed and the gate to the field will be a gate not a stile, thus supporting increased access.
 - iii. **Pot Holes at Rec Need Filling: Action: Cllr Cawley to purchase scalpings up to the value of £100.00 and fill the holes. Submit invoice to Clerk. It was agreed a wacker would be required to flatten the surface.**
 - iv. **Allotment Tap Replacement: Action: Cllr Cawley.**
- e. **Cutting of Grass on Bow Bridge: Action: Clerk to instruct SLL to strim the bridge as in 2022, in order to prevent vehicles hitting the bridge.**
- f. **Drains, Potholes and Hedges:** Clerk confirmed that the water which is pooling at the bottom of Poop Hill has been reported and the area inspected. Clerk to check progress and an update. Large jetting lorry spotted in Middle Chinnock on 08.06.23: Clerk asked to investigate why. (Clerk confirmed that the drains along from where the drains were jetted have been cleared).
- g. **Vandalism Reports:** The Clerk opened the discussion by explaining she was confused as to whether a police report had been made after reading the Community Facebook page. She asked for clarification as to whether NC had contacted the police for both the Rec and the play area. A discussion was held. The school is liaising with the local PCSO and there had also been reports of similar vandalism at Norton school. The Clerk confirmed she had reported the vandalism at the Rec to Members at the same time as the report regarding the school. NC advised there had been some mis-communication between himself and the Clerk. The Clerk also explained the action taken by Cllr Patrick. After the Clerk explained the current protocol, the discussion centred on why the Clerk had not reported this matter via the police portal. **Action: It was agreed that Cllr Bennett would report the matter on the police portal, with the information NC had sent to PCSO. The PC agreed that the Clerk should not contact the local PCSO as this was being managed by the school.**
- h. **Unitary Update:** None
- i. **Councillor Coleman Resignation:** On behalf of the Parish Council, the Chair thanked Cllr Coleman for all of her hard work and support since becoming a Parish Councillor and wished her and her family all the very best in the future.

Correspondence & Matters for Wednesday July 12th 2023

- a. **Agenda items, including Members Reports** to be forwarded to the Clerk before Thursday 6th July 2023.

Meeting closed 8.50pm

Next Parish Council Meeting 12th July 2023

7.30pm, Village Hall, West Chinnock