

BEERCROCOMBE PARISH COUNCIL

ORDINARY PARISH COUNCIL MEETING

Minutes of the Ordinary Parish Council Meeting of Beercrocombe Parish Council held at Beercrocombe & Curry Mallet Village Hall held on Monday 10th October 2022

2166 ATTENDANCE AND APOLOGIES

Councillors: Mr. R Burrough, Mr P Dibble, Mr J. Down, Mr. G Harvey, Mrs. J Mann, Mr. A. Plumbly, Mr. M Rastrick,

Apologies: Cllr M Stanton (SCC)

Public: Cllr R Wilkins (SCC), one parishioner

2167 DECLARATIONS OF INTERESTS

There were no declarations of interest.

2168 MINUTES OF THE LAST MEETING

Minutes of the Annual Parish Council Meeting held on 11th July 2022 were approved and signed.

2169 MATTERS ARISING FROM THE MINUTES

There were no matters arising

2170 PARISHIONERS' FORUM

A parishioner spoke with regards to Planning Application 22/02392/S73, which the Parish Council would discuss at the meeting. He brought to the Council's attention that the Planning Application (amendment of plans) had been submitted under a section 73 amendment, which should not be used for material changes. The amended plans would result in loss of visual amenity which is a material consideration, in addition to a much larger footprint and material changes to the roof height and pitch. It was also noted that a Section 73 application does not require notice to be served on neighbours. The Council advised the parishioner that these points would be considered when discussing the Council's response to the application.

2171 MATTERS OF REPORT

a) Footpaths – Pauls Farm/Radigan Lane

Mr Burrough has met with a SCC Rights of Way Officer to discuss the issue of providing access to pedestrians when the ford at Radigan Lane is too high to cross. Historically, there was a footpath with footbridge to cross the stream,

but this footpath was not recorded on the Definitive Rights of Way map and has fallen into disuse.

For the past 30 years, the previous owners of Paul's Farm permitted walkers to use their private access track and bridge, but this permission has now been withdrawn and the access blocked.

Following discussions with the ROW Officer, there are 3 options available:

- a) Reinststate the historical footpath. However, as it does not appear on the definitive map, the footpath has no legal status and to reinststate it would be a long complex process requiring historical evidence of usage, prior to 1990.
- b) Establish the permissive access as a formal footpath. This procedure could take years and would require evidence that the former permissive path was used regularly. The current owners of Paul's Farm are likely to object.
- c) Arrange for a small footbridge to be built over the ford. This would be costly, and a survey would need to be carried out by SCC to establish the feasibility of the plan.

The Parish Council agreed that Option C would be the most appropriate to pursue and Mr Burrough asked Cllr Richard Wilkins to provide him with details of the most relevant contact in SCC who would be able to progress the matter further. Cllr Wilkins will visit the site in due course.

b) Highway matters

The surface dressing within the Parish has now been completed. The Council wished to place on record its thanks to Derek Davies, Assistant Highways Supervisor for his support in ensuring that the work was carried out. Mr Harvey will forward a note of thanks to Somerset Highways.

c) A358 Update

The proposed meeting between the COP and Mike Rigby, SCC Lead Councillor for Highways, has yet to be arranged. Despite Somerset County Council being the principal consultee, officials and Councillors have not engaged with the Community of Parishes.

The next Community Forum with National Highways will be held on October 19th and Mr Burrough will attend on behalf of the Council.

2172 TO CONSIDER PARISH COUNCIL'S RESPONSE TO THE CONSULTATION ON THE FORMATION OF THE LOCAL COMMUNITY NETWORKS (LCNs)

The Chairman and Clerk attended the Town, City and Parish Council conference at Yeovil on 4th October and the formation of the LCNs were a large part of the agenda. Following the formation of the Unitary Authority, it is envisaged that LCNs will be a Committee of the new authority and will ensure that local needs and priorities are taken into account. The roles and responsibilities are yet to be clearly established and feedback from the consultation will be used to define and formulate the structure of the groupings.

There are three proposals for the boundaries of the LCNs, developed using different factors, including population areas, electoral divisions and geographical areas.

Proposal A would consist of 18 LCNs. Beercrocombe would be included with neighbouring parishes such as Hatch Beauchamp and Curry Mallet in an area focused on Ilminster as the main town.

Proposal B consists of 17 LCNs. Beercrocombe would be in an area focused on Langport and Somerton as its main towns. Beercrocombe would be on the periphery of this grouping.

Proposal C consists of 11 LCNs and would be a much larger grouping incorporating Crewkerne, Chard, Ilminster and Langport as its main towns.

After discussion, it was agreed that the Council would respond to the consultation partially supporting Proposal C.

2173 TO CONSIDER PARISH COUNCIL'S RESPONSE TO PLANNING APPLICATION 22/02392/S73 – VARIATION OF CONDITIONS RELATING TO DEVELOPMENT AT MIDDLE ORCHARD, CAPLAND

An application has been received to vary the conditions relating to a development at Middle Orchard, Capland, under a Section 73 agreement. The applicant wishes to substitute the approved plans with 8 new plans, which would result in the following material changes:

The width of the building is increased from approximately 6.5m to 8m, and the length of the side extensions increased from approximately 5.5m to 7m on western elevation, and 8m to 9.5m on eastern elevation,

The ground area of the development is approximately 40% larger than the approved size,

The angle offset of the side extensions has been reduced by approximately 15 degrees,

The apparent length of the building from the eastern elevation is increased from approximately 22m to 26m,

The roof angle is increased from approximately 25 to 45 degrees causing the building to be approximately 1.8m higher than the approved elevation,

Numerous windows have been added to both ground and first floors. On the first floor of the eastern elevation that overlooks a neighbouring property the number of windows is increased from 2 to 6.

The Council has been advised that a Section 73 agreement should only be used for minor material amendments and consider that the amendments proposed constitute material considerations which should be subject to a full planning application. The Council considers the application to be unlawful on this basis.

The Council agreed to oppose the planning application on the above grounds.

2174 FORMAL EXPENDITURE APPROVAL

It was **resolved** to make the following payments:

a. Clerk's salary	£ 96.66
b. SALC - Fees	£ 42.48
c. Remembrance Wreath	£ 20.00

2175 CORRESPONDENCE AND ITEMS OF REPORT FOR INFORMATION

● Village Hall Update

The Clerk advised that the Chair of the Village Hall committee had contacted the Council to advise that the roof may need to be replaced at a cost of approx. £20000. As part of the fundraising efforts and grant applications, it is likely that the Parish Council will be approached for funds and the Village Hall Committee wanted to make the Council aware of this at the earliest opportunity. The Duchy of Cornwall will also be approached, but is thought to be unlikely to help. However, following discussion the Council's view was that under normal tenancy agreements a roof replacement was a Landlord's responsibility and advised the Village Hall Committee to clarify responsibility.

The Village Hall made a loss of £1655 on a turnover of £5400 for the year 2021-22. Running costs have increased by approx. 10%. However, grants of £12000 were received from SSDC as part of the covid recovery and reopening funding. This funding has enabled the committee to install Wi-Fi in the building, and refurbishment and replacement of the floor and carpets.

There are now 11 Trustees, and the committee has recently reviewed and updated its governance and health and safety policies in preparation for grant funding applications.

● Remembrance Service

Mr Burrough will read the names of the fallen and Mr Plumbly will lay the wreath at the Remembrance Service which will be held at Hatch Beauchamp Playing Field on Sunday 13th November.

2176 DATE OF NEXT MEETING

The next meeting will take place on **Monday 9th January 2023** at 7.30pm.

The meeting closed at 9.20pm