

**MINUTES OF MEETING**  
**held on Thursday, 6<sup>th</sup> JULY 2017 @ 7.30pm**  
**in the Village Hall**

**Curry  
Rivel  
Parish  
Council**   
Above the levels

**PRESENT:** Cllrs Madelaine King-Oakley (Chairman), Robert Atkins, Mike Cousins, Paul Deacon, Peter Goodenough and Derek Yeomans.

430). **DECLARATIONS OF INTEREST**

Cllr Derek Yeomans declared an interest in Planning Application No. 17/02461/OUT which featured in the Planning Report and would leave the room during discussion of this item.

431). **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Cllrs Andy Anderson, Tony Greenaway, Tiffany Osborne and County Cllr Clare Aparicio Paul.

432). **MINUTES OF MEETING HELD ON THE 1<sup>st</sup> June 2017**

The Minutes of the meeting, having been circulated to the members, were approved and signed by the Chairman on the proposition of Cllr Derek Yeomans, seconded by Cllr Mike Cousins.

433). **MATTERS ARISING NOT ON THE AGENDA**

- a). Cllr Robert Atkins wished to congratulate Cllr Peter Goodenough on the work that he and his team have done on the War Memorial. It looks splendid and he realised that a lot of work had been carried out to make it look like that. Cllr Derek Yeomans had pleasure in seconding this. Cllr Madelaine King-Oakley said that it was not only the War Memorial but, the work and organising that had taken place throughout the village for Britain in Bloom. Thanks were also expressed to his wife Sylvia for her contribution to the work carried out.
- b). Cllr Derek Yeomans drew attention to the flying of the flag in respect of Armed Forces Day and was advised that this was in hand.
- c). Cllr Madelaine King-Oakley had been approached by a resident about the seat on the area adjacent to the Village Green. Because of the large dip in the earth fronting it, it is difficult to reach it with your feet and in the winter it becomes rather muddy. He had suggested that consideration should be given to the area being covered with paving stones or concreted. Following discussion, it was agreed that quotations should be obtained for this work.
- d). Cllr Madelaine King-Oakley referred to the report received from Simon Champion concerning the recent Curry Rivel Live event. He had expressed his appreciation to the Parish Council for allowing it to be held in Westfield and advised that it had been a very successful event, with all the tickets having been sold. Any complaints received about noise at 3.30am., were nothing to do with the event. It was from a private party being held in Hambridge. The Village Hall had raised the sum of £1,156.85 from the sale of burgers and hotdogs etc., which will help with the improvements being carried out to the facilities.
- e). The Clerk had received a request from Laurina Deacon to bring to the attention of the Parish Council that they need to remind residents of their responsibility to keep hedges trimmed which are adjacent to pavements. Overgrown hedges which block the paths represent a danger to pedestrians.

- f). Sue Harwood had reported that another vehicle has been permanently parked in the Car Park for at least the last four weeks, which means that another parking space is lost. A check could be made to see if it has been abandoned.
- g). Cllr Tiffany Osborne had asked for an item to be raised in respect of Linton House. She had received an email giving various options and advising that a decision has to be made tonight. She was not sure whether the decision of all the councillors would be to vote on the first option which is mindful to refuse it, bearing in mind that we did not object by one vote because a few members abstained. The second option is, do you wish Cllr Tiffany Osborne to take it to committee? Cllr Derek Yeomans said that it was a simple matter of transferring the land and nothing to do with planning whatever. It is going to be a legal transfer of land ownership. As far as he was aware, if we do not choose to accept that land, which in his opinion we should not, basically that is entirely up to us. Cllr Madelaine King-Oakley said that the decision is whether we ask Cllr Tiffany Osborne to raise it with the Chair of Area North and suggest that it goes to Committee. Cllr Robert Atkins wished to congratulate Area North on turning it down. He felt it was something we should have done in the first place and that it was a disgrace to ruin the village by concreting over every single bit you can find. He would say do not take it to Area North. Cllrs Peter Goodenough, Paul Deacon and Mike Cousins also recommended that it should not be taken to Area North. Cllr Madelaine King-Oakley said that she had the opposite view because she thought in future there could probably be fifty houses and she would rather see something smaller there. If the land is given to us it is protected by the Parish and it would have just a few houses at the back.

*A vote taken recommending that District Cllr Tiffany Osborne should **not** take this application to Area North Committee resulted in five in favour (Cllrs Robert Atkins, Mike Cousins, Paul Deacon, Peter Goodenough and Derek Yeomans) with one against (Cllr Madelaine King-Oakley).*

Cllr Derek Yeomans said that it will have to go to Appeal and we would see what happens then. That obviates any requirement for us to take on the land which, in his opinion, is going to be a continual unwanted viable financial burden to us. Cllr Madelaine King-Oakley pointed out that all of the wall will be replaced. Cllr Derek Yeomans said that the wall was still encapsulating on a very high piece of ground behind it and if you then have that piece of ground and it is available for children to play in, it would have to be fenced and monitored under the health and safety act.

### **Adjournment to Allow Public Comment**

*Cllrs Madelaine King-Oakley established the public present did not wish to comment on any matters other than planning applications. We would take each planning application in turn, giving members of the public a chance to comment. We would then take the meeting back for the councillors to make a decision and members of the public must not interrupt once the meeting has gone back into session. Cllr Derek Yeomans said that members of the public should be restricted to three minutes when making comments.*

### **Planning Application No. 17/02461/OUT**

Outline application for residential development (re-submission). Land Rear of Warwick House, Wiltown, Curry Rivel, Langport.

(Cllr Derek Yeomans had declared an interest in this planning application and left the room during discussion.)

*Brian Lippitt said he had written to the Parish Council expressing his concerns. His principal objections were about the character and about the access. In his view, the access arrangements for the junction onto the B3168 in the application fail to meet the Environment Agency clear forward visibility standards and would compromise road safety. According to EA the minimum "y" distance (forward visibility standard) at 30mph is 43m but for traffic travelling at just 37mph the "y" distance (forward visibility standard) is 60mph. The proposed access to the site is almost directly opposite the access to a working garage with very significant traffic movements and should be treated in highway terms as a staggered junction with traffic flows below 250vpd. There are a number of other significant environmental issues including the trees. He would expect*

*that the councillors had read his letter and were fully aware of his objections. Mrs Lippitt enquired how many houses were proposed and was advised that this information was not available. This is an outline planning application and, if approved, a full application has to be submitted for reserved matters and that would contain full details of the proposed development.*

*Delia de Silva said that she was very anxious about the access and had done a survey of the vehicles going passed.*

*between 8/9am on the 30<sup>th</sup> June there were 202 vehicles  
between 12noon/1pm on the 5<sup>th</sup> July there were 147 vehicles  
between 4/5pm on the 5<sup>th</sup> July there were 209 vehicles  
between 5/6pm on the 5<sup>th</sup> July there were 192 vehicles  
between 10/11am on the 6<sup>th</sup> July there were 161 vehicles  
between 3/4pm on the 6<sup>th</sup> July there were 221 vehicles*

*The site plan shows the footpath to our out buildings and includes two of our outbuildings. On the heritage report, there are many inaccuracies. There are four areas where it quotes details to her boundary. It says SW whereas it is SE. The access point for the new road they say is SW but it is SE. Cllr Peter Goodenough advised her to get some advice about the traffic movements because you think that is a lot of traffic. You might find that the Traffic Department would consider that a small amount of traffic.*

*Shane Lovett considered that you could not make any judgement about the planning application without further clarification.*

*Tracey Newns said that she could not find out what was different on this application from when it was previously refused. She questioned why it would be approved this time. It was explained that it was withdrawn last time as opposed to being refused.*

*Chris Hoare said that his issue was about the access point in that area being on the wrong side of the bend with cars parking opposite it. Lots of cars are not doing 30mph. Living down the road in a similar spot where there is parking opposite us, the problem is exactly the same. It is not so much the volume, it is the siting and the inability to park which is made more difficult by the development of the bend.*

*Joseph Wright referred to the concerns already expressed about the increased traffic. The general issue is whether it is desirable to have infill and especially to an unknown scale. If that space is filled in just because it is not actively used he did not consider that useful value. He felt that it was extremely important to retain such spaces.*

*Tony Vigil, speaking as a pedestrian, said that the footpath going towards the centre of the village is on the right-hand side of the garage and then stretches across to the other side of the road. Pedestrians and especially children having to cross the road at this point is dangerous enough as it is without additional traffic.*

*Derek Devereux – A lot has been said about the vehicle access. He wished to say that there is no footpath on the front of the garage as it is private land. If there is a splay entry in there, there would be no footpath whatsoever. Not only are you trying to get through cars, you are trying to see what is coming up around the corner. Coming out of the garage is very dangerous indeed. Walking across, you have to walk into the middle of the road to see what is coming. The adjacent Grade11\* listed C17th house was considered to be of national significance and he felt that this had some relevance. There was also an ancient wall across the middle of the field. He felt there were a lot of untruths in the Agent's statement. With reference to flooding, the field does not just slope, there is a three foot drop to his garden and this needs to be taken into account. He was totally against any development.*

*Bob Willis said his fear was that the larger field that adjoins that area could in future years be opened up and developed.*

*Brian Massey said he had lived overlooking this site since 1964. There had been three changes of ownership. Taunton has three green hedges going almost to the town centre. The way this village is expanding, should we keep this as a 'green wedge' which goes virtually into the village centre?*

434). **PLANNING REPORT**

a). **Applications received**

**Planning Application No. 17/02461/OUT**

Outline application for residential development (re-submission). Land Rear of Warwick House, Wiltown, Curry Rivel, Langport.

*On the proposal of Cllr Madelaine King-Oakley, seconded by Cllr Robert Atkins, it was unanimously agreed that the Parish Council recommends refusal of this application and detailed below are the reasons for recommending refusal.*

- 1). *The road access is not acceptable to current standards because the adjoining hedgerows are not in the applicant's ownership and, therefore, it is not feasible to reduce their height for visibility purposes to the road.*
- 2). *It has been acknowledged in a recent document from Somerset County Council that there is a flood risk from the field which will affect the adjacent houses to the southern side, including a two-star property, because there is a three metre drop.*
- 3). *There is a further comment in the report that the road will be going through the ancient wall across the middle of the field. This wall needs protecting.*
- 4). *There is no current pedestrian footway adjoining the access to this application site. All pedestrians will have to cross at a greater diagonal across the road to reach a safe pedestrian access. The road is used by a lot of pedestrians, including school children and would increase the danger aspect. Some dwellings opposite only have on-road parking which automatically narrows the road. There is also constant access to a garage that is less than 15 metres from the entrance to the proposed site.*
- 5). *The Parish Council had a strong representation opposing this application from twenty-four residents who attended the July meeting and there has been no-one in favour of this application.*

**Application No. 17/02418/FUL**

The erection of a single storey front extension to existing porch. The Meadows, Townsend, Curry Rivel, Langport.

*On the proposition of Cllr Mike Cousins, seconded by Cllr Derek Yeomans, it was unanimously agreed that the Parish Council had no objections to raise in respect of this planning application.*

**Application No. 17/02684/FUL**

The erection of fencing and installation of 2 No. gates (retrospective). Wynnards, Dyers Road, Curry Rivel, Langport.

*On the proposition of Cllr Mike Cousins, seconded by Cllr Derek Yeomans, it was unanimously agreed that the Parish Council had no objections to raise in respect of this planning application.*

**Application No. 17/02639/FUL**

Proposed 1<sup>st</sup> Floor Side Extension. Bassland, Bell Orchard, Curry Rivel, Langport.

*On the proposition of Cllr Mike Cousins, seconded by Cllr Madelaine King-Oakley, it was unanimously agreed that the Parish Council had no objections to raise in respect of this planning application.*

**Application No. 17/02265/OUT**

The erection of a 1 No. dwellinghouse (Outline). Land at former Environment Agency Depot, Back Lane, Curry Rivel, Langport.

*On the proposition of Cllr Madelaine King-Oakley, seconded by Cllr Derek Yeomans, the Parish Council recommends refusal because it considers that the proposed development on this site is inappropriate. It would damage the visual amenity of a rural site.*

**Applications No. 17/02284/FUL and 17/2285/LBC**

Alterations to include enclosing of open bays (shed) to form annexe and the erection of a triple detached garage. The Dovecote, Heale Lane, Curry Rivel, Langport.

*On the proposal of Cllr Mike Cousins, seconded by Cllr Madelaine King-Oakley, it was unanimously agreed that the Parish Council had no objections to raise in respect of these application with an informative that the development should be tied to the Dovecote for protection.*

**Application No. 17/02357/FUL**

Erection of rear extension, Corinium Cottage, Wiltown, Curry Rivel, Langport.

*On the proposition of Cllr Derek Yeomans, seconded by Cllr Madelaine King-Oakley, it was unanimously agreed that the Parish Council had no objections to raise in respect of this planning application.*

**Application No. 17/02467/FUL**

Conversion of integral garage into a playroom to include removal of garage door and replace with window. 52a Stanchester Way, Curry Rivel, Langport.

*On the proposition of Cllr Mike Cousins, seconded by Cllr Derek Yeomans, it was unanimously agreed that the Parish Council had no objections to raise in respect of this planning application.*

b). **Parish council consultation – amended plans – additional information**

**No. 17/01717/FUL**

Erection of open-fronted agricultural building for the storage of agricultural machinery, equipment and fodder in association with the agricultural use of the land, retention of hard surfacing and retention of 2 x field shelters (retrospective). Land at Westfield Lane, Curry Rivel, Langport.

*On the proposition of Cllr Mike Cousins, seconded by Cllr Derek Yeomans, it was unanimously agreed that the Parish Council had no objections to raise in respect of this planning application.*

c). **Applications approved with conditions**

**No. 17/01764/FUL**

Proposed loft conversion including insertion of roof lights and formation of 1 No. dormer window to the front elevation. Oasis, Portfield, Curry Rivel, Langport

**No. 17/01753/LBC**

Removal of Victorian fireplace insert and installation of woodburner. Cranford, High Street, Curry Rivel, Langport.

**No. 17/02261/FUL and 17/02262/LBC**

The carrying out of various alterations to include demolition of wood store and garage, erection of utility room and detached double garage, replacement windows on rear elevation of dwelling, removal of pier to widen driveway and rebuilding of stone wall. Coombstock House, Langport Road, Curry Rivel, Langport

**No. 17/02158/FUL**

Erection of two storey side extension. Sunnyside Cottage, Peel Barton Lane, Curry Rivel, Langport.

**No. 17/01925/FUL**

Demolition of 2 No. single storey storage buildings and 2 No. single storey retail structures and single storey conservatory. Erection of a single storey attached retail extension. Sandpits Heating Centre, High Street, Curry Rivel, Langport.

d). **Prior approval not required**

**No. 17/02028/TEA**

Notification of intent to erect a 17.5 Jupiter Single stack street pole, housing 3 No. internal antennas, 2 No. transmission dishes mounted externally and associated equipment cabinets and ancillary works thereto. Grass Verge at Parsonage Place, Curry Rivel, Langport.

e). **Notification of proposed larger home extension (As set out in Class A, Part 1, Schedule of Town & Country Planning (General Permitted Development) Order 2015). Details advised of development not permitted by Class A and the extension must be completed on or before the 30<sup>th</sup> May 2019.**

**No. 17/02417/PDE**

Proposed rear extension (i) the projection of the extension beyond the rear wall is 4 metres (ii) the maximum height of the extension is 3.2 metres (iii) the height of the eaves of the extension is 2.1 metres. 15 Abbey Close, Curry Rivel, Langport.

435). **FINANCE REPORT**

a). **Accounts for payment**

The following accounts were approved for payment on the proposition of Cllr Derek Yeomans, seconded by Cllr Robert Atkins.

Heartstart Somerset – Defibrillator and Cabinet	£1,140.00
Chalmers & Co (SW) Ltd – Internal Audit	£ 408.00 incl. vat
One Stop Promotions Ltd – Ensign Flag	£ 75.26 incl. vat
The Gardens Group – Hanging Baskets – B.I.B.	£ 48.93 incl. vat
Notice Board Co (UK) Ltd – Notice Board	£ 952.80 incl. vat
Lam-Art Exhibition & Display Ltd – signs for Eastfield/Westfield	£ 763.20 incl. vat
The Somerton Printery Ltd – B.I.B. brochures	£ 15.00
Clerk’s Wages – Month 3	£ 332.00
Peter Goodenough – Hose for B.I.B.	£ 59.99
Vertical Xtreme – Climbing Wall – Children’s Playday Grant	£ 465.00

A discussion followed concerning the closure of the NatWest Bank in Langport. The Clerk had already made enquiries and we could do our banking through the Post Office. The other alternative was using the Taunton branch of NatWest, because the Clerk went to Taunton every week and would make enquiries.

b). **Approval of Internal Audit and submission of schedules to the External Auditor**

There were no comments to make concerning the qualitative aspects of the Council’s accounting practices and financial reporting. They did not encounter any significant difficulties during the internal audit work and there are no significant findings from the internal audit to draw to our attention. There were some small errors to correct on the figures for section 2 of the Annual Return, otherwise their work was relatively straight forward.

The Clerk said that the errors were due to the fact that the total Precept figure is now divided into two sections. The tax element is now entered under ‘total other receipts’. She would ensure this was done next year.

The relevant sections of the completed Annual Return were signed by the Chairman and the Clerk. for submission to Grant Thornton, the External Auditor.

The Clerk had also completed the Schedules for submission to the external auditor which would be forwarded together with the Annual Return. The notice setting out the period of exercise of public rights would be publicly displayed from Monday 10<sup>th</sup> July 2017 to the 9<sup>th</sup> August 2017.

436). **SSDC CONTRACTOR – update by Cllr Paul Deacon**

Cllr Paul Deacon said that there had been a few minor teething problems with communication but, everything is working well as far as he is concerned. Cllr Madelaine King-Oakley wished to congratulate them on the cleaning of the road over the last three days.

The Clerk said that we still have to resolve the outstanding Taunton Deane DLO invoice which is being queried because we are of the opinion that we have been over-charged. This has been included in the figures for the auditors as a creditor but, only for the amount that we consider to be due.

437). **DEFIBRILLATOR - update**

In the absence of Cllr Tony Greenaway, Cllr Madelaine King-Oakley advised that the Defibrillator has now been installed at the Petrol Station and in a locked cabinet.

438). **REPLACEMENT OF BUS STOP SIGN opposite the One Stop Shop – update**

There was nothing to report at present.

439). **STREET NAMING SIGNS – update**

The Clerk said that Denise Wallace had promised to get back but, has not. The Clerk would chase this matter up.

440). **SIGNS FOR WESTFIELD/EASTFIELD**

Thanks were expressed to Cllr Paul Deacon.

441). **BRITAIN IN BLOOM – update by Cllr Peter Goodenough**

Entries for the Frontage Competition are separate to Britain in Bloom and they will be judged on Saturday morning by Sean Green and the winner will be presented with the Curry in Bloom trophy, with tokens for the runners-up. Next Wednesday will be judgement day for Britain in Bloom between 10am and 12am.

442). **FOOTPATH TO THE CAR PARK – update by the Clerk**

The Clerk had sent off for three quotations together with a picture so that they could see what was involved. One of the contractors was going to examine the fence and get back to her with a quote but, nothing has been heard from the two other contractors. It was suggested that Andy Jones could be asked to give a quotation and Cllr Robert Atkins suggested Rick Hamer be approached.

443). **STORAGE UNIT AT WESTFIELD – request for renting area of storage by Curry Rivel Live**

Simon Champion has enquired whether he could rent an area of storage in the Container. Following discussion, it was proposed by Cllr Derek Yeomans that we make a charge of £5 per month. This was seconded by Cllr Mike Cousins and unanimously agreed. It was also agreed that Simon Champion should keep Cllr Mike Cousins advised of any items he wished to put into the Container.

444). **COMMUNITY SAFETY**

The Clerk had received no information from PC Toni Lines and the information on the Police UK website was rather out of date.

445). **LANGPORT RIVER PROJECT – request for a letter of support from the Parish Council**

It was unanimously agreed that this was an excellent project and a letter of support should be sent.

446). **REPORTS FROM COUNTY/DISTRICT COUNCILLORS**

A report had been received from County Cllr Clare Aparicio Paul and District Cllr Tiffany Osborne's report would feature in the Curry Rivel News.

447). **COUNCILLORS' – updates**

Cllr Paul Deacon had collected everything referring to FWAG and asked if there was somewhere it could be filed for future reference. It was suggested that this information could be emailed to the Clerk and a copy filed in the Minute book as a permanent record.

448). **CHAIRMAN'S – updates**

There was nothing to report.

CHAIRMAN\_\_\_\_\_ DATE\_\_\_\_\_