

CURRY RIVEL PARISH COUNCIL

MINUTES OF MEETING HELD ON THURSDAY 7th JULY 2016 @ 7.30pm IN THE VILLAGE HALL

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

233). **DECLARATIONS OF INTEREST**

Cllr Derek Yeomans declared an interest in Planning Application No. 16/02698/OUT – Outline application for residential development, land rear of Warwick House, Wiltown and would leave the room during discussion of this item. Cllr Madelaine King-Oakley also declared a prejudicial interest in respect of Planning Application No. 16/01999/LBC because she owned land opposite Rest Harrow in Wiltown and preferred not to comment on this application.

234). **APOLOGY FOR ABSENCE**

There were no apologies for absence.

235). **MINUTES OF THE ANNUAL PARISH MEETING HELD ON 2nd JUNE 2016**

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

236). **VACANCY CO-OPTION**

Cllr Madelaine King-Oakley referred to the vacancy which now existed on the Parish Council. Andy Anderson had indicated his interest in joining the Parish Council and he was invited to address the meeting.

He advised that his family had moved into the village in November 2014. Today he had retired from the Royal Navy after thirty three and a half years' dedicated service and that now gives him a little more spare time in which he wished to exercise in the community, representing the cross-sections of the actual community itself. He would still be working in Yeovilton as a civil servant, however, he felt that his evenings and weekends could best be spent serving the community on the Parish Council.

Cllr Madelaine King-Oakley said that as no other applicants had come forward to fill the vacancy, Andy Anderson was duly co-opted onto the Parish Council. He was invited to take a seat and join the other members.

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

- a). Cllr Robert Atkins referred to the fly-tipping and rubbish which still remained around the bus shelter at Townsend. The Clerk advised that she had contacted South Somerset District Council requesting its removal and had been advised that they would deal with this complaint. The Clerk would follow this up.

Adjournment to Allow Public Comment

Cllr Madelaine King-Oakley ascertained that the residents present did not wish to comment on any of the planning applications featured on the Planning Report other than Planning Application No. 16/02698/OUT – Outline application for residential development on land rear of Warwick House, Wiltown. She advised that at this point it was open to those present to express their views on the outline application. Once they had made their views known, the proceedings come back to the Parish Councillors and members of the public are not allowed to make any further comments, unless invited to do so by the Chairman. She pointed out that the parish councillors are consultees and they

do not make the decisions. We make our views known to the District Council who then make the decisions.

The majority of those present thought the application was for 32 dwellings and referred to over development as a reason for refusal. However, this outline application did not indicate the number of properties and so over development has not been repeated in the following comments.

Kevin Lowe said that the site looked small for the number of houses proposed.

Helena Leitch said it seems that very few people knew about this application. Cllr Madelaine King-Oakley said that the Parish Council display the Planning Report on the Notice Board and the Community Website and it is not up to the District Council Planning Department to notify everyone in the whole village.

Robert Crowley referred to the application approved for thirty plus houses behind his house and questioned whether we want more urbanisation in our village.

Mark Cooper wished to raise his objection to the proposed development. He referred to the safety aspect and the fact that the road is already very busy. He has a young family, as do other families in the area. As you take the path to the garage the road narrows. The path opposite the garage which goes into the village is already narrow and you find families walking on the edge of the pavement going into and out of the village with cars rushing by.

Lucy Rogers felt that the proposed development was out of keeping with the area.

Chris Kempson read out an excerpt from The Campaign to Protect Rural England written by Nicholas Wilson-Jones. It asked where was the evidence of support from the local community following a robust engagement and consultation. None has been submitted and it was suggested that we should ask for this before the application proceeds. On the face of it this is a speculative application without policy justification and merits refusal.

Penny Crook said that there was no indication where vehicle access will actually be. It is assumed that it will be out onto that road where visibility would be a problem, especially if the hedgerows were not cut back.

Brian Lippitt said that his family had moved into the village about four years ago and had purchased Gemini which is named on the planning document. He had sent the Parish Council a long seven page letter covering the various points of concern and this had been circulated to the Parish Councillors for information. He outlined some further bullet points which he read out to the meeting.

Debra Cromie advised that her application for a driveway had been turned down and why should this application be allowed to go through? There are more cars parked on the road now and if this application is approved the problems caused by parked cars would increase.

Derek Devereux said he would be writing a letter which will refer to the District Council's various policies and his concerns about increased traffic. It will refer to sustainable development and where it does not meet Policies SS1 and SS2. Also the general development of biodiversity EG2 and EQ4 and TA5 which is transport. He drew attention to the fact that in the supporting statement it actually suggests that the transport part of the planning approval is not looked at until the outline planning application is approved. He felt that was absolute nonsense because even to build one or two houses it was not good enough if you look at the entrance which is opposite an active garage with four bays. It is also on a bend. He will be objecting to this application.

Bob Willis said that he has sent a letter to the Planning Department covering the various points he wished to raise and this had been copied to the Parish Council. He was of the opinion that if this development went ahead there was the potential for the adjoining fields that could be opened up for further development of a large number of houses.

Michael Burke said that if the application was rejected and a further application was submitted for a lower number of houses, would it come back to the Parish Council. He was advised that this was the case.

Trevor Leobold said a number of years ago the middle field came up for auction. He had been interested and was told that those fields would only ever be pasture. Why now has it suddenly become a development plot?

Philip Dibley said that the plan displayed annexes part of his garden and is inaccurate and there is less land to build on than they think.

Brian Massey said he knew the area very well and since he has lived here, the village has doubled in size mostly through infilling or some estates. In themselves, they have not caused a problem. Added together they have the problems that we have today with traffic, transport and services. Most people who work have to travel out of the village to find employment which results in more people travelling on the roads. There is a demand for road improvements with congestion in towns. There is a problem in the centre of our own village. He had left some notes for the Chairman to read. The access road runs down the southern side of this plot which opens the way, in the future, for the development of the land down there.

Edward Colgrave expressed his concern about the increased traffic and the safety of his children walking down the road.

238). **PLANNING REPORT**

Cllr Madelaine King-Oakley said that the proceedings would now come back to the councillors and the points raised by the residents would be discussed. The documents submitted by the residents had been circulated to the councillors for information.

a). **Applications Received**

16/02698/OUT

Outline application for residential development. Land rear of Warwick House, Wiltown, Curry Rivel.

Cllr Mike Cousins referred to the plan illustrated on the screen and said that the main issue he could see was the actual boundary mark. The adjacent property has land going into the area marked. It could be a planning issue as to whether or not the land has been given. The buildings in the corner were also not shown. He felt the site would be over-developed.

Cllr Peter Goodenough referred those present to the Parish Plan and the built-in environment section which he read out to the meeting. He said that the problem that we are addressing here is because the Local Plan has fallen. This is because they do not have the five year land bank any more. People are now opportunistically trying to develop land. He had spoken to the Planning Department and they had said that the Parish Plan was germane and was the wishes of the Parish. We have a strong case.

Cllr Tony Greenaway said that it had not stopped the Stanchester Way development being approved and not started. He agreed with what everyone had said. There has been no consultation with the community.

Cllr Paul Deacon referred to the problems of access and visibility that would be caused by the proposed development. He did not think that the Highways Department would approve anything that

was not safe. It mentions education and the schools and being involved with the Primary School, he had ascertained that they would welcome extra children. He was of the opinion that we need to be careful with the points that we raise and that we have got it right.

Cllr Tiffany Osborne said that not everyone had been made aware of this application. There had been a lack of consultation. The problems of access, visibility and road safety were areas of concern. She pointed out that we had someone from Speedwatch present this evening and hopefully they would have some figures that can back up the claims that it is actually quite a speedy road. She pointed out that the Local Plan is in existence but, not as strong as it was. The Planning Department is not disregarding the Local Plan in any way. If it is not a decent development, they would not give it the go-ahead.

Cllr Robert Atkins referred to the Heale Lane/Burton Close area where a field was taken over for development. The original application was for 16 properties but, this would have meant the inclusion of affordable houses and you would not make money on these. They had subsequently put an application for six houses which was agreed.

Cllr Tiffany Osborne advised that the new policy is that if there are less than 11 dwellings, then the developer does not have to pay Section 106 money. She said that reference should be made to Policy SD1 because the development did not meet the needs of the community. If the planners accept the application because of the strength of feeling towards it, she would ask for it to go to committee. If refused the applicants would probably come back with revised plan to see what it would take for the development to be allowed.

Cllr Madelaine King-Oakley said that she agreed with everything that had been said. We recently had a consultation about a proposed development on the main road and she could not understand why this had not gone to consultation but, the planning officer cannot make them consult. It is up to the developer but, there should be consultation. We do have to think about planning reasons for refusing this application.

She urged everyone to write individual letters with their objections and they would receive acknowledgement of their letters. If the application goes that far, they would be advised of the date when it would be considered by the Area North Committee. You can go along to give your views in person but, they are very strict about the three minutes you are allowed to speak. If it was refused and there was an Appeal, the Parish Council would re-state its objections to the proposed development to the Inspectorate in Bristol and they would make their decision.

Cllr Mike Cousins proposed that the Parish Council should recommend refusal of this planning application. This was seconded by Cllr Madelaine King-Oakley and unanimously agreed. (Cllr Derek Yeomans had declared an interest. He had left the room and did not take part in the consultation concerning this application).

The Clerk to advise that the Parish Council recommends refusal of the above planning application for the following reasons:-

There were strong feelings at the July Parish Council Meeting, particularly as it was an outline application and no details were provided. The Parish Council's expectation for a site of several houses is a pre-application consultation with the community, as stated in the recent Parish Plan.

This is a busy, narrow road with resident's cars consistently parked in the road. The availability of a pavement changes from the south to the north side of the road so walkers (it is a popular route for dog walkers) have to cross the road at this point where vehicles from this development would come in and out. At least two earlier planning applications in that location had been turned down due to visibility problems exacerbated by access issues to a garage business.

There is no reference in the application which indicates that the proposed development will meet the needs of the community as stated in Policy SD1 and we refer you to the Parish Plan.

16/02279/S73A

Application to vary condition 2 (approved plans) of planning approval 13/02721/FUL to allow the substitution of plans; to alter the design of the dwelling on Plot One and provide a detached garage to match that approved for Plot Two instead of an integral garage. Land adjacent to Breach Cottage, Currywoods Way, Curry Rivel. Langport.

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

16/02572/DPO

Application to discharge Section 106 agreement 15/04390/FUL (contributions) dated 29th February 2016. Former Environment Agency, Back Lane, Curry Rivel.

The Parish Council has no objections to the discharge of Section 106 agreement in respect of the above application.

16/01999/LBC

Obtain permission for the re-opening of middle window on first floor front elevation and removal of existing porch over front door. Rest Harrow, Wiltown, Curry Rivel.

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

16/02695/FUL

Erection of a 2 storey side extension, a single storey rear extension and a porch to front elevation. 57A Stanchester Way, Curry Rivel.

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 application.

b). **APPLICATION APPROVED WITH CONDITIONS**

16/01796/FUL

First floor side extension and alterations. Ghillies, Lower Wiltown, Curry Rivel.

239). **FINANCE REPORT**

a). **Accounts for payment**

The following accounts were approved for payment on the proposition of Cllr Madelaine-King Oakley, seconded by Cllr Derek Yeomans

Clerks Wages – Month 3	£326.80
Curry Rivel Village Hall – Rent	£179.00
SSDC – 2 No. Dog Bins	£303.06
Chard Building Supplies Ltd – Stone for Eastfield	£264.02 incl. vat
B. Ashworth – Wizard Marquee & Events – Hire of Diggers	£464.40 incl. vat
One Stop Promotion Ltd – Flag	£ 67.14

240). **PARISH PLAN**

a). **Community Flood Group – update**

Cllr Madelaine King-Oakley had been contacted by Joanna Uglow who had said that she would be happy to meet up with us when we are ready. Cllr Peter Goodenough said that we needed someone

to lead. He was willing to help but had several projects requiring his attention. Cllr Paul Deacon offered to help and referred to the water coming down Water Street from the field. He had gone to the Flooding Meeting held in the Old School Room in the winter. Unfortunately, we took too much of our holding water back before it gets down to the levels etc. It would appear that digging out those ponds into holding ponds and then draining down through the normal system we might be able to overcome that problem. Cllr Peter Goodenough said that the start of the plan is ground sourcing. We have to map the flows to get a clear idea of what happens during the time it is raining a lot. So we need to get a group of people together with evidence to do that. Cllr Derek Yeomans said that when you have cleaned out the culvert it should run down the stream. Cllr Paul Deacon said it is before it gets to the culvert. It comes down so quickly through the garden. Cllr Derek Yeomans referred to the four houses that are due to be built and the bungalow that is to be knocked down in Church Street. There will be a huge amount of rubble etc. and we need to get onto the drainage people to make sure the drain ditches do not get filled up. Cllr Madelaine King-Oakley felt we need to walk round the village with Joanna Uglow and Cllr Paul Deacon would arrange this. Cllr Tony Greenaway also volunteered to assist.

b). **Cllr Peter Goodenough to report on the Open Gardens and the Red, White & Blue Frontage Competition.**

Despite the weather, a total income of £3,691.46 was raised and the profit after the expenses had been paid result in a profit of £3,324.96 and this had been shared amongst the Village Hall, the two Churches and the Primary School. It had proved to be a huge success with sixteen gardens taking part also a successful big breakfast and cream teas. The Red, White & Blue Competition had also gone very well, with twenty-seven people entering. Steve Fox had judged the event on the following Monday and the winner was Linda Dodimead with runners-up, John Andrew and Laraine Rae. There was a reception on the 20th when we presented Linda with a Curry in Bloom Trophy and a £25 garden token. The runners-up received garden tokens for £5.

c). **War Memorial Competition**

Cllr Peter Goodenough said that he had measured and drawn up a plan of the area available for planting. It was a surprisingly huge area. He is going to try and interest the Nurseries in the area to sponsor a particular design. Hopefully we will get Greenshutters, Kelways and North Wing to do so. It was hoped to have at least three designs and it was agreed that we should ask Steve Fox, of SSDC, to judge the competition. We needed to start work on the War Memorial in October or November. Cllr Derek Yeomans felt that we should congratulate Cllr Peter Goodenough on the work he has done and this was unanimously agreed.

241). **COMMUNITY SAFETY**

a). **Police Report – May**

On or near Dyers Road - Public Order (fear, alarm or distress).
On or near Hillside Close - Violence & Sexual offence – under investigation
On or near Chatham Rise - Violence & Sexual offence – awaiting court outcome

b). **Report from PC Toni Lines – June**

A report had not been received this month.

c). **Speedwatch**

Robert Crowley referred to the comments made in respect of the proposed development at Wiltown and endorsed the fact that it could lead to additional problems.

Approximately 2%/3% of drivers are speeders and that is reflected right through the village. Heale Lane had been mentioned a couple of meetings ago and he had arranged for two watches there between 7am and 8am. There were no speeders the first time but, during the second watch there was one driver doing 39mph. He felt that they should look at the times the Speedwatches were carried out. We get reports from the Speedwatch base about speeders caught three or more times but, the number is going down gradually. However, the number of first timers is still being maintained. Cllr

Tony Greenway asked whether Speedwatch covers both 30mph and 40mph and was advised that this was the case. Mr Crowley advised that 366 cars had passed the 6.30am Speedwatch carried out at Churchway this morning and there had been 18 speeders with the fastest doing 49mph going towards Langport. Cllr Madelaine King-Oakley expressed her thanks to those people involved with Speedwatch

242). **REPORT BY CLLR PAUL DEACON CONCERNING A PROPOSAL FOR THE MANAGEMENT OF EASTFIELD BY THE PARISH COUNCIL**

Cllr Paul Deacon said that he felt there was no dispute about the fact that it was left to us to be used for sport and recreation or agriculture. Westfield was not being used at all for any formalised sports. Anything we do to Eastfield, it must always be available to be turned back into a football or rugby pitch if required. In the meantime, I understand from Taunton Deane DLO that they should be cutting the grass very two weeks. They are certainly not doing that. Cutting it pretty much destroys the ability to support the wild flowers that do have some significant importance. A report that had been put together by SSDC a couple of years ago indicated it was an old limestone meadow. The area around the perimeter demonstrates a large amount of biodiversity. In Batty's Piece there are Butterfly Orchids and a huge number of different plants. His suggestion was that we manage it as a meadow, we encourage community use of it and we liaise with Henry Lang and the group who run Batty's Piece. We would cut the hay and arrange for it to be moved. When Curry Rivel Live wants to use it we can cut the grass in the area required. He referred to the Village Survey that had been carried out when people had suggested a wild-life meadow or orchard. Planting an orchard would damage the meadow. There are issues like Ragwort which needs to be pulled out before it seeds. He would also like to walk around the village with Taunton Deane DLO to see exactly what they are doing. Cllr Madelaine King-Oakley asked when the grass should now be cut. Cllr Derek Yeomans said that the grass should be cut at the end of July when the seeds have dropped. Cllr Paul Deacon said we should stop cutting it now and next year we cut it and take the hay. Cllr Madelaine King-Oakley said that he had previously mentioned picnic tables. He felt that community use should be encouraged and referred to a sign which says that 'dogs are not allowed'. He could not see why we should not allow dogs and suggested that we could put up some signs which advised what wildlife might be found there. Cllr Peter Goodenough suggested that the Parish Council should speak to the youth groups that camp on Eastfield to ascertain that they would be happy for dogs to be allowed on the field.

Cllr Paul Deacon proposed that we stop cutting the grass now and manage Eastfield as a meadow. This was seconded by Cllr Robert Atkins and unanimously agreed.

Cllr Paul Deacon suggested that the existing large sign should be taken down and a discussion followed during which it was pointed out that if dog fouling became a problem there were prevention officers that would take the necessary action to identify the culprit/s who would then be fined.

Cllr Robert Atkins said that perhaps we might look at the possibility of leasing the field out to the syndicate that looks after Batty's Piece, if they wished, on a nominal lease of perhaps £1 a year and leave them to manage the field. Cllr Madelaine King-Oakley asked if that meant that Curry Rivel Live would have to go to the Batty's Piece consortium when they wanted to use it. He replied that we may have to make a certain provision that they must come to the Parish Council or we may have the right to require it for two and three functions a year. Cllr Madelaine King-Oakley asked what the purpose of this would be. Cllr Robert Atkins said that they are managing Batty's Piece beautifully at the moment and have a very good system running. They may well be prepared to extend it and take over a larger area and if they do it as well as they do their own piece I think we could not ask for more. It saves the Parish Council a problem. Cllr Paul Deacon said he was quite happy to liaise with Batty's Piece on a year by year basis. Cllr Peter Goodenough said it would be good to have a joint management team of the two fields. If the Parish Council did not want to draw up a lease, a group could be formed to look at both fields at the same time. It was decided not to lease the field as it can be managed simply by the Parish Council with Cllr Paul Deacon taking the lead.

Cllr Derek Yeomans advised that he had been in touch with Chris Aplin concerning the barrier to go across the entrance that has been widened on Eastfield. He will shortly be returning from London and will examine the site and provide us with a costing. The barrier would be similar to the one erected at Kingsbury Episcopi Recreation Ground which is a lattice type barrier which covers a very wide doorway.

243). **COMMUNITY WEBSITE PROMOTION**

Cllr Tony Greenaway said that the site was coming together now. The address would not change but, there will be a lot of new features on the website. They were looking at different ways of promoting it. Together with Kevin Lowe he was looking at preparing a press release. Not all the information that is on the old site will be on the new site right away. If there is something specific that you are looking for that is not there, let him know and they will drag it across. Cllr Peter Goodenough asked the cost involved and was advised that re-designing the new website had cost £1,000. It would cost £19 a month for hosting. There are other features that they are looking at such as display screens around the village, in locations such as the Village Hall, The Firehouse, etc., using technology to put web messages across. We could also consider businesses sponsoring it to reduce costs. He would like to express a vote of thanks to Kevin Loe for his contribution in setting up the new website.

244). **REPORT FROM COUNTY COUNCILLOR**

The monthly email sent out by District Cllr Derek Yeomans had not been received by the Clerk and she had, therefore, not been able to circulate it to the councillors for information. He would re-send the email and would ask for an acknowledgement of receipt to be sent.

He referred to corporate parents which will become a crucial factor in the County during the forthcoming year. There are very few people who take any interest in corporate parents, of which he was one, and we have been asked to go and talk to our various Parish Councils to try and engage their attention to prevent over five hundred people we have in care in Somerset going into jail when eventually they leave care and reach the age of eighteen. At that time they become extremely vulnerable because they may leave without any educational qualifications even though they do have a virtual school which may help. Between eighteen and twenty-five they are very vulnerable to criminals and other aspects of undesirable lifestyles and that has got to be stopped. It is the responsibility of every elected councillor to help them.

245). **CHAIRMAN'S REPORT**

Cllr Madelaine King-Oakley advised that she had written letters of thanks to Dr David Gibson and Steve Osmond regarding the installation of the defibrillator. Steve Osmond had not charged for fitting the unit and Dr David Gibson had paid for the wiring.

246). **CORRESPONDENCE**

The following correspondence had been emailed to the councillors for information:-

- a). All change: New Strategic Partnership Arrangements for South Somerset.
- b). Somerset Rivers Authority Newsletter
- c). SSDC – Rural Housing Action Plan Consultation
- d). SALC – Planning Training
- e). SCC - Joint Strategic Needs Assessment 2016

247). **ITEMS FOR A FUTURE AGENDA**

- a). Village Logo for signage
- b). Entrances to the Village

CHAIRMAN _____ DATE _____