

The Charltons Parish Council

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“Draft” Minutes of Parish Council Meeting

held on Tuesday 18th June 2024

at 7.30pm in The Reading Room, Charlton Mackrell

❖ Public Question and Comments:

A member of the public spoke regarding the planning application at Cooks Cary Farm, which was on the agenda at item 24/53.a.1. He considered that there were a considerable number of inaccuracies in the application, which he listed.

A member of the public asked if the PC would consider purchasing a second Speed Indicator Device (SID) so that it could be used on Broadway Road, Charlton Adam more frequently. Councillor Crawley advised that the PC were considering this and the purchase of a second SID would be on the agenda for consideration at the next meeting.

A member of Project Charltons reported that the Project was now complete and thanked the PC for its support and funding. Total cost of the project £140,000.

The Chairman of The Charltons Memorial Community Hall invited the Chairman to open Village Day, which would be held on 6th July 2024.

❖ Reports from Somerset Council:

None present.

Councillors Present:

Tamzin Elliott (Chairman)

Alan Crawley

Mike Parsons

Susie Crang

Dennis Elliott

Kim Williams

In Attendance: The Clerk and thirteen members of the public.

24/50. Apologies for absence:

To receive any apologies for absence.

RESOLVED: Apologies received from Cllrs B Adams and Blackledge.

24/51. Declarations of Interests:

Members are reminded of their obligation to declare any Pecuniary or Other interests they may have under the Localism Act 2011 and NALC Model Code of Conduct adopted May 2022. (NB this does not preclude any later declarations).

RESOLVED: None declared.

24/52. Minutes:

To approve the Minutes of the Annual PC meeting held on Thursday 16th May 2024.

RESOLVED: The minutes were confirmed as a true record and signed by the Chairman.

24/53. Planning.

a. To consider the following planning applications (PA):

i. **PA 24/01234/HOU.** Erection of a rear extension to bungalow and change of fenestration to the front to allow formation of a garage at Cooks Cary Farm, Kingsdon, TA11 7HU.

A considerable number of inaccuracies were highlighted in the application, however, the recently received amended application only corrected the technical point raised regarding the compass alignment. The planning notice was not displayed on the site, which is a legal requirement; the site location is missing on both applications and the elevations on the plans are incorrectly labelled. Finally the application states that no trees or hedges would be removed, however, the hedge on the west boundary has been grubbed out. The original boundary finished 7m from the west side of the bungalow to the hedge. This can be seen on the satellite map that is the front page of the Design & Access Statement and on google maps. The current build would extend 14m from the west side of the bungalow; approx. 7m into agricultural land. A change of use would be required for this land, which is also to be used for a parking and turning area.

The PC also agreed the following material planning considerations:

1. Overlooking, loss of privacy and overbearing/overshadowing nature of proposal.

The proximity of the proposed development would overshadow the neighbouring property 2, Lytes Cary Court, enclosing it from the south and west, reducing/blocking sunlight. It would be overbearing and oppressive and have a serious adverse impact on the residential amenity and privacy of the property.

2. Design & appearance, impact on public visual amenity.

The proposed modern form and design of the extension is out of scale in comparison with its current footprint and not in keeping with the character of the barn conversion or the rural character of its surroundings.

RESOLVED: The identified harm significantly and demonstrably outweighs any benefits of the application and, as such, the Parish Council strongly objects to the application and resolved unanimously to recommend **REFUSAL**.

ii. **PA 23/02868/FUL.** Amended plans for the over cladding of the existing community hall structure, small extension to the North and East elevations and internal rearrangements of the building spaces to better provide for the community's needs at Charltons Memorial Community Hall, Top Road, Charlton Adam, TA11 7BE.

RESOLVED: Councillors considered that the amendments addressed the potential safeguarding issues raised in the PC's response dated 19th February 2024 and resolved unanimously to recommend **APPROVAL**.

b. Somerset Council (SC) Decisions:

i. **PA 24/00867/HOU.** – Single Storey Extension to the Principal Elevation at Still Waters, Station Road, Charlton Mackrell, TA11 6AG - **APPROVED**.

ii. **PA 23/01511/FUL.** Creation of a shallow ditch/scrape wetland habitat on the low-lying areas of a field adjacent to the River Cary for the benefit of wildlife, and use of excavated material to create infill on west boundary of the site. Regularisation of Phase 1 Pond already installed. (Part-Retrospective) at The Old Waterworks, Ilchester Road, Charlton Mackrell, TA11 7BH – **APPROVED**.

iii. **24/00642/HOU.** Extension and alterations to property with detached garage building at Pleasant Spot Cottage, Broadacres, Charlton Adam, TA11 7BA – **APPROVED**.

iv. **23/01887/LBC.** Listed Building Consent application for re-roofing of lambing shed (implemented) at Manor Farm, Mill Lane, Charlton Mackrell, TA11 7BQ – **APPROVED**.

24/54. Parish Council Accounts:

a. Balance of the Council's Bank Account and Bank Reconciliation:

To receive the full council accounts and bank reconciliation.

RESOLVED: The Clerk previously circulated the PC Accounts which were received and approved and bank balances at 5th June 2024 of Nat West Current Account £11,823.83 and Nat West Business Reserve Account £47,305.97, which were reconciled, approved and signed.

b. Accounts for payment:

To receive and approve a schedule of items of expenditure (incl. VAT):

- | | |
|---|-----------|
| i. Grant – The Charltons Youth Club | £1,575.00 |
| ii. Safelincs adult replacement pads C Adam defibrillator | £168.90 |

RESOLVED: Items of expenditure approved unanimously. The Clerk agreed to obtain servicing/maintenance quotes for the defibrillators.

c. Charltons War Memorial. Update on reports/estimates for repair and restoration.

RESOLVED: The Clerk reported that she had sent a scope of the work required and invited quotes from Cyril Harris, who responded that he was committed for the next 12 months and Davis Builders. The contact information provided for Davis Builders was inaccurate so the Chairman agreed to ask a resident for the contact information of the builder they recently used to repair their boundary wall.

d. Internal Auditor – To appoint an auditor following the retirement of Simon Pritchard, Moderamen Auditing.

RESOLVED: The Clerk reported that she had asked for quotes from four internal auditors of which one had responded to date that they would not be taking on any more work and would await responses from the remaining auditors.

24/55. Signage in the Charltons:

Update on requests received from organisations in the Parish for directional signage.

RESOLVED: The Clerk reported that Highways were in the process of arranging a site visit and requests to date were as follows:

- Charlton Mackrell Reading Room. Sign agreed to be located on the village green.
- Charlton Mackrell School. Solution agreed with the School for a triangular school warning sign on the north side of Bonfire Lane opposite the existing sign. Awaiting SC Highways site visit for approval.
- Charlton Adam and Mackrell Churches. Most signs now removed. The Charltons Churches Parochial Council were currently discussing needs and costs for signage and would feedback to the PC when we are clearer about a way forward
- Hallr Wood. Sign approved for installation in the village car park, location to be agreed.
- Charltons Community Centre and Memorial Playing Field. No response.

24/56. Community Flood Action Group and Emergency Planning:

Update.

RESOLVED: Cllrs Crawley and Parsons reported that they had met with Cllr Adams and agreed that to produce a comprehensive Emergency Plan to all cover all possible risks in the Parish would be a very significant and time-consuming task. It was their view that, at this stage, particularly given the issues experienced in recent times, attention should be focused on flood mitigation rather than being diverted onto other matters where the probability of an event occurring was significantly lower. Flooding was a high probability matter so this is where the attention should be focused at this stage and the PC should support the production of a Flood Plan.

Councillors also discussed what steps the PC should take to support the Community Flood Action Group (CFAG) to mitigate flooding in the villages. They concluded that the first step would be to produce a map of the watercourse in the villages starting with flows into “Bull Brook”. This would include identification of the Riparian Ownership of the watercourse.

24/57. Items for Report and Future Business.

- a. Levels and Moors Local Community Network (LCN). The Chairman gave her report on the LCN AGM held on 11th June 2024, at which the LCN was congratulated at being the most productive and largest LCN in Somerset.
- b. SIDs. Following public session it was agreed that the purchase of a second SID with solar panel would be on the agenda for the next meeting and to agree appropriate locations.

Next meeting: to be held on Tuesday 16th July 2024, 7.15PM in The Reading Room, Hillway, Charlton Mackrell.

There being no further business the meeting closed at 8.45pm.

Signed: Dated:

DRAFT