

DRAFT

**MINUTES OF CHILTHORNE DOMER PARISH COUNCIL MEETING
HELD ON THURSDAY 2 MARCH 2017
IN CHILTHORNE DOMER VILLAGE HALL**

PRESENT:

Mr P Rowsell, Chairman	Mr H Tasker
Mr N Preston	Mr M Batstone
Mr J Hinds	Mr K Woodman

Mr S Crabb, SCC (for part of the meeting)
Mrs I Meecham (Clerk)
One member of the public

OPEN SESSION – No matters were raised

140. APOLOGIES FOR ABSENCE – Mrs J Roundell Greene

141. DECLARATIONS OF INTEREST – None

142. MINUTES OF THE PREVIOUS MEETING: The minutes were agreed and signed.

143. COUNTY COUNCILLOR'S REPORT – Mr Crabb told the Council that there was no sign of the traffic calming scheme for Tintinhull Road but he has received one for Brympton Parish so is hopeful the Chilthorne scheme is imminent. There is to be a temporary road closure on Thorne Lane from 27 March for 5 evenings for road repairs. Mr Crabb will e-mail his report on the budget meeting. Rates are set to increase by 3.99%.

144. COMMUNITY SAFETY & POLICE MATTERS- None

145. FINANCIAL MATTERS

- a) Receipts – minor interest payment.
- b) Payments – the following payments were agreed: Clerks Salary, HMRC.

146. PLANNING MATTERS

Applications:

17/00813/FUL Oaklea, Tintinhull Road, Chilthorne Domer – The use of land to form 3 no. pitches for mobile homes and the erection of 1 no. utility/washroom block per pitch. After some discussion the Council agreed to object to the proposal, their comments are as follows:

The Parish Council wishes to point out that the application and the plans are misleading. The application form states that permission is sought for 3 No Nomadic/Traveller pitches plus 1 utility/washroom per pitch, however, the supporting statement received from the applicant does not mention the nomadic or traveller lifestyle of the proposed occupants, in fact it emphasises that they are settled and have been since 1997, with the younger family members having been educated in the area and having been gainfully employed by local companies since 2005.

The new guidance, DCLG Planning Policy for Traveller Sites, published in August 2015 redefines who Gypsies and Travellers are for the purposes of planning. In short if a Gypsy or Traveller stops travelling permanently, even for the reasons of education, health or old age, they will cease to be a Gypsy or Traveller and consequently will not be eligible to apply for planning permission for a Traveller site (annex 1).

Due to details from the supporting statement provided the Parish Council question the validity of the claim for a nomadic habit of life and do not believe that this application should be assessed against the national gypsy/traveller guidance and the SSDC Local Plan policy HG7.

Designing Buildings Wiki website

(https://www.designingbuildings.co.uk/wiki/Revised_planning_policy_for_traveller_sites)

summarises the new policy guidelines and states that any application for a permanent site, including caravan sites by someone who does not travel will be considered in the same way as an application from the settled population rather than being considered under policies relating to travellers. It further adds a quote from the then Communities Secretary Greg Clark "I'm determined to ensure fairness in the planning system so everybody abides by the same rules..."

But if the Council consider that the application should be assessed under the traveller site criteria the Parish Council wish to draw your attention to the number of traveller sites already permitted by SSDC – 35 pitches since 2006 against a target of 23. An additional 8 are believed to be required by 2020, a period of 3 years, with 12 previously being provided in 2015-16 alone. The Parish Council also wish to draw your attention to the recent appeal decision, Appeal Ref: APP/R3325/W/16/3158315, as published on the Planning Inspectorate website. Paragraph 10 states that: Government guidance in *Planning Policy for Traveller Sites* (PPTS) says Councils should 'strictly limit' gypsy and traveller development in the open countryside..... In the *South Somerset Local Plan 2006-2028* Policy EQ2 seeks to preserve the character and appearance of the District while Policy HG7, which specifically concerns gypsy and traveller development, states it must not 'have a significant adverse impact on the landscape character and visual amenity of the area'. This policy context does not conflict to any appreciable degree with the *National Planning Policy Framework* (the Framework). It is the Parish Council's assertion that the proposed site will adversely affect the landscape, character and visual amenity of the area due to its location within the open countryside, contrary to SSDC policy EQ2.

It is considered that the application is further misleading due to section 11 of the application form stating that foul sewage is to be dealt with by septic tank, however, there are no details regarding an additional septic tank on site and the existing one currently discharges into the ditch alongside Tintinhull road to the front of 'Oaklea' (This has recently been reported to the EA), Section 15 of the form – Trees and hedges the applicant agrees that there are trees/hedges on site but no further detail is provided as required, section 17 – the applicant has declared that there will be no gain, loss or change of residential units – clearly this is incorrect. The location plan provided does not give suitable indication in relation to the main building of where these units are to be sited, or if they are to replace or be in addition to all of the previously granted units in November 2016. – particularly the storage caravan. The floor plan and illustrations/photos provided show one design of unit, however, the site plan would seem to show two different sizes and shapes of unit. Again, the floor plan clearly shows the units as having family bathrooms, en-suite bathrooms, kitchens and boilers within the unit, the Parish Council therefore question the need for the additional utility blocks which also seem to have bathrooms and boilers, furthermore the need for separate utility areas rather than one shared facility is questioned, they are family after all.

In the recently granted permission the use of the land was changed to residential with the siting of three units in total – two residential and one storage, for ancillary use to the main dwelling. It is the opinion of the Parish Council that the scale of the proposed development now in front of them no longer qualifies as ancillary or subservient to the main dwelling, with a total of 6 additional double bedrooms in the three units. As noted in the informative on the decision notice for application 16/04547/FUL the change of use does not entitle anyone to permitted development rights on this land, therefore none of the proposed development could be achieved without planning permission.

The addition of these permanent units would be incongruous with the ribbon style development throughout most of Chilthorne Domer, with the two noted exceptions in the middle of the village – Forts Orchard (a previously brown field site) and Little Sammons. It is of great concern to the Parish Council that in allowing this development a precedent may be set for infill development in back gardens.

Highway safety is also of grave concern to the Parish Council. With 6 double bedrooms proposed there is the potential to double the number of vehicles accessing the site from a 60mph road, on a bend and with limited visibility.

For these reasons the Parish Council **strongly** object to the proposal and urge SSDC to consider their comments carefully.

17/00806/FUL West Country Water Buffalo, land at Higher Oakley Farm, Ilchester Road, Chilthorne Domer – the erection of a new dairy and livestock housing, separate general purpose storage building and associated infrastructure – After some discussion the Council agreed they had no objections.

Decisions: None

Enforcement: None

147. CLERKS REPORT & CORRESPONDENCE - None

148. TRANSPARENCY CODE – To be discussed at the next meeting.

149. DOG BIN – Mrs Roundell Greene was unable to attend the meeting.

150. DEFIBRILLATOR – Mr Hinds has obtained three quotations for training, maintenance and supply of a defibrillator. The Council agreed to place the order with the British Heart Foundation. Mr Hinds will contact them and arrange.

151. BUS SHELTER, TINTINHULL ROAD – Mr Melvin told the Council that the Church were willing to tidy and paint and finish with anti-graffitti paint. The Chairman thanked Mr Melvin and the Church.

152. HIGHWAY MATTERS

a) Pavement alongside A37 –Mr Melvin reported that he had inspected the footpath and feels it is something the Church could take on. It was agreed to perhaps defer this until after the meeting with Somerset Highways scheduled for 7 March.

b) The road sign for Kings Hill appears to have been removed and is currently in the drive of Laurel Cottage. Clerk to report to SSDC.

c) It was reported that there is a manhole cover partly on the bank and partly on the the road opposite Abbey Cottage on Main Street which has loose masonry which keeps falling into the road. Clerk to report to Somerset Highways.

153. VILLAGE HALL –

154. RECREATION TRUST – Mr Tasker reported that the circular path has been treated with weedkiller.

155. ANY OTHER URGENT MATTERS – There is a blocked highway drain on the Tintinhull Road by Glynoli. Clerk to report to Somerset Highways.

NEXT MEETING – Annual Parish Assembly 6 April 2017 following by Parish Council meeting, 11 May.

There being no further business the Chairman closed the meeting.