

ADOPTED
BISHOPS LYDEARD & COTHELSTONE PARISH COUNCIL

Clerk to the Council: Mrs A Shepherd, Rose Cottage, Oldway Lane, Wrantage, Taunton, TA3 6DE.
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Minutes of the Parish Council meeting held in the Village Hall, Bishops Lydeard on Wednesday 11th March 2020 at 7.00pm

Persons present: Cllrs Davenport (Chair), Martin (Vice-Chair), Allen, Pattermore, Lewin-Harris, Morency, Armstrong, Watson and Rigby.

Persons absent: Cllrs Russell and Warmington

In attendance: Mrs Amy Shepherd (Clerk), Jon Bendle, Wombats Cricket Club and 6 members of the public.

258/19 Apologies

Apologies were received from Cllr Russell

259/19 Declarations of interest relating to matters on the agenda

Cllr Pattermore declared a prejudicial interest in respect of planning application number 06/20/0005.

260/19 Adoption of the minutes of the meeting held on 12th February 2020

The minutes from the Parish Council meeting on 12th February 2020 were agreed as an accurate record of the meeting.

261/19 Matters arising

Chair reported on the following:

Additional Car Parking – no response has been received from Mr Webber regarding the proposal. Chair to follow up his letter by phone.

Clerk and Chair will be attending some SWT training on 30th April 2020.

Clerk's report was read to the council (attachment 1).

262/19 Comments from members of the public on matters not listed on the agenda

A member of the public reported that parking enforcement officers have been issuing parking tickets in the village, the officers have stated that it is their aim to be in the village every day.

A member of the public raised the street lighting at Greenway, no further correspondence has been received since before Christmas. Cllr Rigby to chase.

A member of the public raised the amount of dog mess in the village and asked if additional dog bins could be added. The suggestion that one could be added by the grit bin at Darby Way. It was agreed that the member of the public should bring a proposal of the location of a proposed additional bin to the next meeting.

A member of the public raised the condition of the slip road from the A358 onto Minehead Road, a large crack is appearing in the road. Clerk and Cllr Rigby to report the issue.

A member of the public raised the condition of Watts Lane which is experiencing land slippage into the road. Clerk and Cllr Rigby to report the issue.

The agenda was interrupted to discuss item 18 'Update regarding Taunton Road Development'

263/19 Taunton Road Development

Chair introduced Phil Holdcroft of Landmark Estates to the meeting who provided a presentation on the proposals to move the co-op to Taunton Road.

An agreement has been reached for the land, formally set aside for a care home on Taunton Road, for the purpose of constructing a co-op store and housing, subject to planning permission being obtained. There is quite a strict timetable within which planning permission must be obtained.

Plans of the proposals were shared at the meeting which include a purpose-built co-op store which will be one third larger than the existing premises on Church Street, a dedicated delivery area and 17 car parking spaces. The proposal also includes a residential element of 9 3-bedroom properties in total which consist of 2 blocks of semi-detached properties and 1 terraced block. The co-op store has a modern design but includes sandstone to be in keeping with the village and the material for the proposed housing included brick and render.

A pavement will continue from the Taunton Road development along the front of the land included in the proposal.

The next steps for the proposal are to develop the required technical reports, hold a community engagement event and submit a planning application by the end of April.

A discussion about the proposals followed and the following points and queries were raised:

- Can solar panels be included in the proposal, either on the co-op roof or on the houses?
- Can a traditional pitched roof be included on the co-op store rather than a flat roof?
- Can sandstone be included in the residential element of the proposal, perhaps on the garden / boundary walls?
- Can wider bays be included in the car park?

Phil Holdcroft agreed to take these points away.

Some concerns were expressed about the move of the co-op store, including what will happen to the existing site on Church Street. Co-op have confirmed that they won't be keeping the existing store, concern was expressed about the impact of not having a food outlet would have on the top end of the village although it was acknowledged that the decision to move the store was a commercial one and therefore one that the Parish Council could not control.

The agenda was interrupted to discuss item 8 'To consider an application from Wombat Cricket Club for CIL funds and recommendations of CIL committee'

264/19 To consider an application from Wombat Cricket Club for CIL funds and recommendations of CIL committee

Vice Chair provided background to the application received from Wombat Cricket Club for CIL funding to build a garage at the cricket ground and to purchase some equipment to maintain the ground.

It was noted that the application included VAT which is payable by the club.

Vice Chair confirmed the CIL Committees recommendation to earmark £43,342 from CIL receipts subject to the outcome of the application for further funding from Sports England. The recommendation was agreed with all in favour.

The agenda was resumed

265/19 To discuss the Local Plan Issues and Options Consultation and consider making a response

The draft response to the consultation which was circulated in advance of the meeting was discussed. The response was agreed with all in favour (Cllr Rigby abstained). Clerk to submit the response.

266/19 To discuss Employment LDO for Small Scale Industrial Units Consultation and consider making a response

Cllr Rigby provided background to the consultation. It was agreed that the Council was supportive of the proposals in the consultation but felt that neighbouring properties should receive a notification of any applications made.

Clerk to submit the Parish Council response.

267/19 Planning applications for comment

Cllr Pattemore left the meeting at 8,40pm.

06/20/0005 Change of use of agricultural buildings to office (Use Class B1), workers accommodation (Use Class C3) and cafe (Use Class A3) at Greenway Farm, Greenway Road, Bishops Lydeard (resubmission of 06/19/0024)

The Parish Council continues to support this application, but also has continuing concerns. In addition to the concerns contained in the Parish Council's comments emailed to the planning department on the 12th of September last year regarding the applicant's previous application (06/19/0024), the Parish Council would wish to add:

1. It is hoped that the applicant will take the opportunity of connecting the premises to the public foul sewer in Greenway Road. There is concern that the septic tank on the adjoining land not belonging to the applicant has the capacity to cope with greatly increased use.

2. The Parish Council supports the comment from SCC Highways that they would expect to see some form of sustainable travel improvements to be provided making walking a more attractive option for visitors to the site. The Parish Council would propose a Grampian condition be imposed requiring the construction of a public footpath along the southern boundary of Greenway Road to the junction of South Drive.

Cllr Pattemore rejoined the meeting at 8.50pm.

06/19/0021 Replacement fencing along driveway and to south of American Gardens at Sandhill Park, South Drive, Bishops Lydeard (resubmission of 06/18/0015)

The Parish Council supports the granting of permission as long as the fencing is all around both parcels of land up the drive and around the American Garden.

06/20/0006 + 7/LB: Replacement of tiled roof with natural panadero tiles at Farrington, 9 Gore Square, Bishops Lydeard

The Parish Council supports the granting of permission.

06/20/0003/TEN Proposal: Notification for prior approval for the installation of 15m telegraph pole equipped with 3 No. antenna, 3 No. MHAs and 2 No. 300mm dishes, erection of compounding of 3 No. cabinets, 1 No. generator, 1 No. meter cabinet and 1 No. sat dish with formation of access track at Lower Lambridge Farm, track off Bishpool Lane, Bridgwater.

The Parish Council supports the granting of permission.

268/19 Update regarding Taunton Road Development

Chair reported that the lighting works expected to take place in March have been postponed. Stonework included on the show home doesn't look very good. DWH have requested the Parish Councils view on how the stone walls should be topped. A 'cock and hen' style is preferred. Chair to confirm.

Chair also reported that the dropped kerb on Taunton Road, is being moved by approximately 10 metres from the junction with Hither Mead to ensure it matches the other side. More temporary fencing is being added in the place of hedgerows, Chair to ask if this can be painted green.

The amount of mud on the road from the development was highlighted, Chair to ask again for this to be cleared.

269/19 Update regarding Sandhill Park Mansion

Chair confirmed that there wasn't anything further to report in respect of the Mansion House, Heads of Terms have been agreed, the S106 is being developed.

In support of the Asset of Community Value application evidence of use of the parkland for recreational purposes is needed from members of the public. It was agreed that information will be added to Fiveways, the PC website and Facebook page asking for people to come forward with supporting statements.

270/19 Update regarding Station View Development

Cllr Armstrong confirmed that there wasn't much to report. There was an open day recently with a reasonable turnout. Queries continue about the patch of grass and what will be included on it.

Specification for this area should have been provided to the Planning Officer, this has been raised with the Planning Officer, but no response has been received.

271/19 Update regarding the Community Library Partnership

Vice Chair provided an update. The library is running without any issues, A quarterly review meeting with SCC is scheduled to take place on Friday. The possibility of opening longer, perhaps until 4.30pm, may be put forward in the future.

272/19 Somerset County Council and Somerset West and Taunton Council matters

Cllr Rigby reported on the following:

Delta Rise Wall – money has been allocated and builder allocated. Work expected to start in the next month.

Roundabout Defect Rectification – work ready to commence but it won't start until DWH have completed their works on Taunton Road. A list of the work required is available – Cllr Rigby to circulate.

Condition of roads – roads have suffered as a result of the bad weather; defects can be reported on the SCC website. Those defects that have been reported are being fixed reasonably quickly.

Quantock View Drain – has been cleared but has become blocked again. A company is booked to come out in the next couple of days to jet the pipes.

20mph proposal – making progress – expecting a design plan shortly for consideration at the next meeting. The plan includes Taunton Road. Cllr Rigby has asked about possible physical measures that could be included on Hither Mead to reduce speed which will enable a 20mph limit on Hither Mead too.

Station Green hedge – replacement hedge has been delayed; the officer who was dealing with it has left the Council.

Unitary Authority – SWT has concerns that County Services will swallow up available funding including Adult and Children’s Social Care if unitary proposal progresses.

273/19 Quantock View Parking Proposal

Chair confirmed that the quote to develop appropriate plans of the proposal for the purpose of public consultation has been delayed and is therefore not available for consideration.

274/19 To consider Piffin Lane parking proposals

A letter signed by property owners on Piffin Lane was circulated in advance of the meeting. It was agreed that the Chair would liaise with the author of the letter to understand what signs they would like and where. Chair to report back to the next meeting.

275/19 To consider Hither Mead new bus shelter proposal

Vice Chair outlined a proposal to add a new bus shelter on Hither Mead at the junction with Mount Street, opposite the bus shelter recently added.

It was noted that CIL could be spent to erect the shelter.

The design of the shelter was discussed, and it was noted that the area available for the shelter is quite small and the pavement may need to be extended to add the shelter.

Cllr Morency offered to measure up the area and report back at the next meeting.

276/19 Parish Lengthsman Report

The Parish Lengthsman Report for February was tabled at the meeting and its contents noted. Clerk to ask the Parish Lengthsman to start dealing with the weeds on road edges and paint the old road sign on Minehead Road.

277/19 Avon & Somerset Police report

The Police Report for February was tabled at the meeting and its contents noted.

278/19 To note planning permissions granted

06/19/0055/CQ - Prior approval for proposed change of use from agricultural building to dwelling house (Class C3) and associated building operations at Pound Farm, Pound Lane, Bishops Lydeard – PRIOR APPROVAL APPROVED.

279/19 To note planning applications refused/withdrawn

06/19/0056 Proposal: Conversion of loft incorporating dormers to the rear of 9 Church Street, Bishops Lydeard – REFUSED

280/19 To note income received

Library income (charges / fees)	£79.25
	£66.35
Interest	£3.79
To approve payments	
Payments to be made by Direct Debit:	
Somerset Web Services (Email address) (Direct Debit)	£5.52
BT (Telephone and broadband)	£74.54
Payments to be made by BACS:	
Intelligent Workplace Solutions Limited (February toilet cleaning)	£255.01

Clerk's expenses (Travel, signs for toilets / library)	£126.41
Jack Councill (Parish Lengthsman Work – February)	£317.00
Payments to be made by Cheque:	
Unity Trust Bank Account (transfer between accounts by cheque)	£10,000.00

It was proposed, seconded and voted unanimously that these payments be approved.

It was agreed that the Clerk should make an application to open a bank account with Nationwide with the same signatories as the other bank accounts held by the Parish Council.

281/19 Urgent matters for report only

Vice Chair reported that a Community Climate Change Workshop was scheduled to take place on Saturday 30th April at the Village Hall.

282/19 Date of next meeting:

The next meeting will be held on Wednesday 8th April 2020, 7pm, Bishops Lydeard Village Hall

There being no further business, the meeting closed at 9.45pm



Signed..



Date 13th May 2020.