

WEST CREWKERNE PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting held on the 26th February 2015 at
Clapton & Wayford Village Hall

Members Present

Mrs Julia Borland (Chairman)
Mr Henryk Ploszek
Mr Simon Wetherall

Also Present

Mrs Linda Hayden – Planning Officer South Somerset District Council
Mrs Sue Osborne – District Councillor
Miss Jackie Parsons – Parish Clerk
27 members of the Public

Apologies

Mr Fred Broom Parish Councillor
Mr John Dyke Somerset County Councillor
Mr Paul Rowe for the A H Warren Trust Ltd.

Two Parish Councillors had both declared an interest in the planning applications being discussed at this meeting. They were both therefore seated in the body of the meeting but taking no part in the discussion.

1. To suspend Standing Order 3(E), (F), (G), (H) and (J) for this meeting only
Mr Henryk Ploszek proposed the motion.
Mr Simon Wetherall seconded the motion. Motion carried.
2. The Chairman then explained the basis on which Members of the Public could speak and question invited members of the South Somerset District Council. The Chairman proposed that there should be 30 minutes in total of speaking from the public, divided into 10 members of the public speaking for 3 minutes each.
3. Mrs Linda Hayden planning officer from SSDC then outlined what could be discussed with regards to the planning applications. Discussion could only take place on what fell within the red outline on the plans, which excluded any mention of shooting. The applications state that the function room will be used for AH Warren Trust Ltd employees and any visitors to the farm. The shop, at Lower Coombe farm, is temporary pending planning permission being granted at Coombe farm for a permanent building. The government has relaxed the conditions on change of use for farm buildings. Farmers do not have to apply for planning permission to change the use of a building into retail or private residential.

Paul Rowe the agent for the A H Warren Trust Ltd was unable to attend the meeting but he had written a letter to The Chairman of the West Crewkerne Parish Council setting out the reasons for the planning applications. This letter was read out at the meeting by the Chairman.

4. The Chairman then invited any questions from the Councillors to Mrs Hayden Planning Officer.

Mr Henryk Ploszek asked about the noise report and noise excess, would this be taken into consideration. Mrs Hayden stated that the noise report related to a previous application for the shooting school. These planning applications were only for a function room, café and retail store and therefore the noise report had no bearing on these applications. If noise became an issue the environment protection unit would have to be contacted.

Mr Simon Wetherall asked about the holding numbers. Mrs Hayden stated that the application had been submitted on the basis that Coombe Farm is one holding. Mr Simon Wetherall clarified that a permanent fixture on the land for clay pigeon shooting had to have planning permission. Mrs Hayden stated that as far as she was aware the traps for the Clay pigeon shooting on Coombe Farm were moveable.

Mrs Julia Borland An earlier planning application for Equestrian use had been granted with conditions for private recreational use only. Mrs Hayden stated this gave SSDC controls over its future use. Mrs Borland asked if the temporary use of a farm building for the retail shop could have time limit put on the temporary usage. Mrs Hayden stated that it could be given consideration.

5. The Chairman then invited questions from the floor.

Mr Peter Jeans the retail shop is going to sell guns, if they allow a gun to be fired, would this count as one of their 28 days. Mrs Hayden stated they must keep a record of the guns sold and to whom. Potential customers would not be allowed to fire guns.

Mr Ian Redding wanted to clarify that the 28 days shooting relates to one holding. Mrs Hayden confirmed this but also pointed out that this was not something that the planning department had any jurisdiction over as this 28 day rule was planning law.

Mr Andrew Hutchings commented that he had not heard any shooting for the last ten years, as quoted in Paul Rowe's letter that the chairman read out, and he wondered what the significance of 10 years was. Mrs Hayden stated that it was a normal period, which if less, could be a restriction for planning purposes.

Mrs Jill Chant raised concerns over the Road Safety with the increase in traffic using the entrances to and from Coombe Farm. Mrs Hayden stated that the plans had been seen by the Highways Department who had no objections to the proposals.

Mrs Leslie Duke asked if the 28 days rule applied to the function room, café and retail shop. Mrs Hayden said that the function room, café and retail shop was not subject to the 28 days rule.

Mr Roger Franklin asked how the 28 days rule would be monitored. Mrs Hayden stated that it would be up to local residents to monitor the number of days. Also as AH Warren Trust Ltd was a member of C.P.S.A. they may provide information to the residents on how many shoots they have held.

Mr Malcolm Welshman asked based on the plans submitted how the Highways department calculated the traffic flow on the roads. Mrs Hayden stated that she thought they did a statistical analysis of the total floor area to calculate the traffic flow.

Mrs Adrienne Pyke asked how the water from the function room/café/retail shop was going to be dealt with and how the surface water from the car park was going to be dealt with. This could cause a problem for Hewish creating more flooding. Mrs Hayden said that as she understood the water from the function room would be designed through the farm drainage system. Mrs Hayden stated that stipulations could be made with regard to the car park such as the car park surface being gravel which would aid drainage.

Mrs Heather Griffiths stated that The Local Development Plan of 2006 gives long term plans for Farm Diversification but also protection of the countryside.

A member of the Public stated that the shop café and function room will serve the people coming to shoot. This could lead to increased noise levels.

Mr D Yeomans considered that the Council should consider the 28 days of shooting with the applications. He had obtained legal advice, and an excerpt of what he quoted at this meeting is reproduced:

“Legal advice received from Richard Buxton, Environmental and Public Law Lawyers was presented. This dealt with the Local Authority considering the impact on local amenity of the proposed development as a material consideration. This would include the noise impact of shooting and non-shooting events if the development is to be used to service these events. Shooting of high intensity, frequency or regularity (e.g. the 600 shots an hour estimate given by the Trust for competitions or the 20,000 shots over seven hours during the 2013 event), given its impact on local amenity and environment, would be a type of exceptional circumstance in which conditions on the exercise of Permitted Development Rights could be imposed. Mrs Hayden agreed to look at these points and consult with SSDC Legal Department.”

He then raise the matter of flood zones, but Mrs Hayden stated that the proposed planning application was not in a flood zone. Mr Yeomans stated that according to the Environmental Agency it was in flood zone 3 and a flood risk. Mr Yeomans asked when this planning application would go before Area West and Mrs Hayden stated it would probably go before Area West for their April meeting.

Mrs Linda Hayden stated that she has to consider the planning application on what has been written in the application. Any objections to the planning applications have to be made on that basis rather than supposition.

6. Consider Responses

Mrs J Borland Chairman of the Parish Council, stated that in view of the amount of information that has come out of the meeting, she could not, on behalf of the West Crewkerne Parish Council, give an immediate response to the planning applications, but would give careful consideration to all the information, and form a response from the Parish Council in due course.

Both Mrs Borland and Councillor Osbourne reminded all members of the public to send their letters of concern relating to these applications to the planning Department at South Somerset district Council.

Mrs Borland also reminded the members of the Public present that Parish Council election would take place on the 7th May 2015 and that 6 Parish Councillors would need to be elected.

The meeting closed at 8.20pm.

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Chairman