

WEST CREWKERNE PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 10th March 2015 at
Clapton & Wayford Village Hall

Members Present

Mrs Julia Borland (Chairman)
Mr Henryk Ploszek
Mr John Wyatt
Mr Simon Weatherall
Mrs Sally Swaffield
Mr John Dyke Somerset County Councillor
Mrs Sue Osborne District Councillor

Also Present

Miss Jackie Parsons (Parish Clerk)
10 Members of Public

Meeting commenced at 7pm.

- 1. Apologies of Absence**
Apologies received from;
Mr F Broom (Parish Councillor)

- 2. Public Open Forum**

Mr M Welshman– regarding the Coombe Farm Planning Application. Mr Welshman has concerns over the traffic and access at Roundham to Windwhistle on the Eastern Approach. On the Western approach, the A30 goes into single track, the milk depot yard has to be negotiated before getting to the proposed site of the restaurant and shop. On an event day there could be up to 50 cars there and there ought to be a traffic management scheme in place to ensure safe access to and egress from the proposed site.

Heather Griffiths- stated that permitted development rights are always subject to the impact on local amenities. The local plan of 2006 being part of the District Plan. Coombe Farm planning application does not give any indication of how this planning application fits into Coombe Farm long term plans?

Don Yeomans- when is the Area West next meeting as the planning application is not on the March List. John Dyke Somerset County Council Councillor thought that the next meeting would be deferred until May because of the elections.

Mike Wilson - regarding the Coombe Farm planning application. The proposed development is in Area 3 of the Environmental Agency map. A flood risk assessment should have been carried out and put in with the planning application, why has it been decided that one is not needed. In response it was stated that at the meeting

where the planning officer Linda Hayden had been present she explained that the building concerned was not within the flood zone.

The Chairman read out the response of West Crewkerne Parish Council to the planning application by A H Warren Trust Ltd Coombe Farm. This will be submitted to South Somerset District Council Planning Department.

Don Yeomans- asked about the planning application and the flood zone 3. Parish Councillor Mr Henryk Ploszek replied stating that the site of the building is not in the flood zone 3. The surface water flows into the ponds and then eventually into flood zone 3 on its way to Hewish.

Simon Weatherall (Parish Councillor) stated that when the property was a working farm they dealt with tonnes of slurry and water from the cows, and any water from the proposed restaurant would be far less than had previously been dealt with without causing any flooding.

3. Declarations of Interest

Simon Weatherall declared an interest in 6F

John Wyatt declared an interest in 6B, C, D & E

Sally Swaffield declared an interest in 6B, C, D & E

4. To approve the minutes of the Parish Council Meeting held on the 13th January 2015 and the Extraordinary Meeting held on the 26th February 2015.

The minutes of the Parish Council Meeting were approved by all the Councillors present as a true and accurate record. Proposed by John Wyatt and seconded Henryk Ploszek.

The minutes of the Extraordinary Meeting were approved by all the Councillors present as a true and accurate record. Proposed by Simon Weatherall and seconded by Henryk Ploszek.

5. Matters arising from the minutes not covered elsewhere on the agenda

The Chairman answered Mr Yeomans question regarding the Crewkerne Joint Burial Board. The households of Crewkerne Parish Council equal 3716 and West Crewkerne Parish Council percentage to the Crewkerne Joint Burial Board works out at 7.7%.

6. Planning Matters

A): 14/0515/FUL The Linney, Henley Manor, Henley, Crewkerne Somerset TA18 8QP
The erection of an oak framed porch.(GR344018/107648)

Application permitted with conditions

B): 14/0698/FUL A H Warren Trust Ltd, Coombe Farm, Roundham, Crewkerne, Somerset. TA18 8RR Demolition of existing stables and store building, erection of building to provide function room and retail store (to include ancillary shooting up to 100 shots per day) and 28 days of shooting (9.30am to 5.00pm) per year. (GR 341615/109700)

Application withdrawn.

C): 14/04699/FUL Lower Coombe Farm, Roundham, Crewkerne, Somerset. TA18 8RL Change of use of land to a mixed use or agricultural and equestrian and the relocation and extension to stable/storage building. (GR 341364/106408)

Application permitted with conditions.

D):15/00220/FUL A H Warren Trust Ltd Coombe Farm Roundham, Crewkerne Somerset TA18 8RR. Demolition of existing stables and store building, erection of building to provide function room, café and retail unit. GR341040/109531.

Consultation ongoing.

E):15/00480/FUL Unit D, Lower Coombe Farm, Roundham , Crewkerne Somerset TA18 8RL. Alterations and extension of existing agricultural storage building. Temporary change of use to Use Class A1 (retail – to include the sale of guns and clothing) GR341615/109700.

Consultation ongoing.

F): 15/01040/FUL Beer Farmhouse Woolminstone West Crewkerne Crewkerne Somerset TA18 8QP. Erection of two bay car port to be attached to existing garage. (GR340996/107922)

The West Crewkerne Parish Council found no grounds for refusal.

7. Highway Matters

Don Yeomans- stated that down towards Hewish the road is full of potholes and there are potholes on the road up to Woolminstone. The potholes have been reported but still nothing has been done. The main road is fine but the lanes are dreadful.

John Dyke Somerset County Councillor replied and stated that the contractors are only allowed to repair potholes that are marked and no others. What needs to be done is a full report on the state of the roads in the County. The filling of potholes are a short term measure and it would be better to resurface lanes and roads but it comes down to budgets. Somerset County Council have frozen their budgets and therefore with costs rising the money available is going to be less.

Roger Franklin- stated there is verge erosion on Watery Lane down to Hewish where drivers are trying to avoid potholes in the lane.

Henryk Ploszek (Parish Councillor) - stated that last year he reported to the Highways department the state of the road, in the dip, on the road between Woolminstone and Hewish but still nothing has been done.

Sue Osborne District Councillor- work has been carried out at Dunshans Lane and Manor Farm. She does not know whether she will be able to carry out a road watch this year.

Simon Weatherall Parish Councillor- stated that the potholes in Stapleton Cross have been filled in with large stones which just come out as cars go over them. They need to be filled in with smaller stones.

8. Reports from Councillors, including District and County Councillors

Sue Osborne District Councillor- Local plan was adopted at full Council Meeting on 5th March 2015. The plan set out the objectives up to the year 2028. *Sue Osborne stated that the SSDC Council tax had gone from £150 to £147 per property.* [Correction added by Chairman as per Minutes Item 4 of Meeting 28 April 2015]

John Dyke Somerset County Councillor- stated that Council Tax has been frozen for another year.

Simon Weatherall Parish Councillor- There is a large concrete pad built at Lyminster Farm and he has not seen any planning application submitted to South Somerset District Council.

Sally Swaffield Parish Councillor- Nothing to report

John Wyatt Parish Councillor- Nothing to report

Henryk Ploszek Parish Councillor- Nothing to report

Julia Borland Chairman- Nothing to report

9. Finance

(A) & (B) Pay Clerk's salary and expenses and HMRC which totalled £103.24

10. Correspondence

All the listed correspondence had been sent to all the Parish Councillors.

The Chairman suggested that the Parish Clerk might like to attend the South Somerset District Council meeting regarding New Leisure Play and Youth Strategy on the 30th April at the Guildhall Chard. The Parish Clerk is happy to attend the meeting.

The Chairman also has received a copy of Somerset Communities Emergency Contacts list. This gives the names and telephone numbers of people to contact in an emergency.

11. To confirm the date of the next Parish Council Meeting

The next meeting of the new West Crewkerne Parish Council will be on the 12th May 2015 at 7pm in the Clapton & Wayford Village Hall.

The Chairman thanked all the Parish Councillors for all their hard work and support over the past year.

Meeting closed at 7.50pm.

Chairman