

BRYMPTON PARISH COUNCIL

**MINUTES OF THE MEETING OF BRYMPTON PARISH COUNCIL HELD ON WEDNESDAY 24th January 2007 AT
THE COMMUNITY CENTRE, ABBEY MANOR PARK (8.00 p.m. - 10.10 p.m.)**

PRESENT:

Mrs E Glaisher (Chairman)	Mrs M Baker (8.00 p.m. - 10.00 p.m.)
Mr P Dutton	Mr A Graham
Ms B Holliday	Mr G Pritchard
Mrs E James (Clerk)	Mr D Norris (SSDC Planning Officer)
PC D Fahey	PCSO C Helyar

OPEN SESSION

Members of the public raised concerns at the escalating anti-social behaviour of young people meeting near the badger sett adjacent to Acer Drive. PC Fahey advised that frequent visits were being made by PCSOs. The public were advised that the developer had been given six months to arrange for removal of the steps.

208. APOLOGIES FOR ABSENCE AND TO CONSIDER ACCEPTANCE OF THE REASONS

Apologies for absence were received from Mr Meecham and Mrs Meecham by reason of being on holiday, from Mr Seib by reason of work commitments, from Mr Lawrence and Mr Powell by reason of ill-health. It was resolved to approve the reasons for absence.

209. TO RECEIVE ANY DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE PARISH COUNCILS (MODEL CODE OF CONDUCT) ORDER 2001

Mr Pritchard declared a personal & prejudicial interest in planning application **07/00349/FUL** by reason of being an adjacent neighbour.

210. TO CONFIRM THE MINUTES OF THE MEETING HELD ON 20th December 2006

The minutes of the meeting held on 20th December 2006 were approved as a correct record and signed by the Chairman.

211. CRIME, DISORDER and COMMUNITY SAFETY

- (a) Mr Powell & Mrs Glaisher had visited Mrs Livermore at Acer Drive to discuss anti-social behaviour in the area.
(b) Chief Superintendent Watson had requested suggestions for a communication strategy and it was agreed to delegate the clerk, in consultation with the Chairman & Mr Powell, to respond.
(c) PC Fahey gave details of crime figures for the parish and also advised that it was intended to set up a speedwatch campaign for Stourton Way & Bluebell Road. It was NOTED that a Beat Surgery will be held at the Focus store on the first Thursday of every month at 5.30pm for two hours.

212. PLANNING

(a) NEW AND AMENDED PLANNING APPLICATIONS FOR CONSIDERATION

06/04559/OUT – approx. 4.98 Ha of land to be developed as an extension to a Use Class B1/B2/B8 business park, together with associated roads, landscaping and infrastructure.

Land OS 0025 0026 1927 0019 Oak Farm, Lufton

Mr Norris, SSDC Planning Officer, gave details of the application and answered questions.

RECOMMENDATION: APPROVE. The Parish Council has concerns which are listed below:

1. Please arrange for a tree survey to be carried out and Tree Protection Orders made.
2. Concerns over light pollution, please ensure that Policy EP3 of the Local Plan is adhered to.
3. Please confirm that there will be no pedestrian access from Thorne Lane to the site, this is essential to ensure that cars do not use Thorne Lane for parking.
4. The Parish Council believe that traffic light control at the Copse Road/Western Avenue junction will exacerbate highway problems in the area. This should stay as existing, where vehicles driving along Western Avenue allow vehicles exiting from Copse Road to filter in.
5. Lorries leaving the business park must not be allowed to turn left and exit from Copse Road. Lorries must exit by turning right and using the Asda roundabout.
6. There is no turning area shown for the use of HGVs. Whilst the Parish Council understand that each unit will be expected to have a turning area for HGVs, it has been noted that many HGVs use existing roads as turning bays.

07/00019/FUL – the erection of an agricultural building
Outbuildings at Axes Close Farm, Chilthorne Domer

RECOMMENDATION: Approval

07/00112/FUL - the erection of a replacement conservatory to rear of dwellinghouse (GR353238/116923)

54 The Toose

RECOMMENDATION: Approval

07/00221/FUL - the erection of a high bay warehouse together with extension to service yard and delivery dock (GR 352320/117045)

Plot 4, Lufton 2000, Lufton Way

RECOMMENDATION: REFUSAL

1. Visual impact - The proposal, by reason of its size, scale and design, is contrary to the aims and objectives of policy ST5 of the South Somerset Local Plan.
2. This warehouse would totally dominate the area -the west end elevation is 25 metres high from ground level due to the slope of the land.
3. Car parking is insufficient. Existing car park has a maximum of 60 spaces plus 15 for new extension, total 75 - which is 21 less than the applicant claims will be available. In addition, there are concerns over the availability of turning space for HGVs on this site - HGVs should not use the estate roads for turning.
4. The possibility of additional employment is not a planning consideration and should not be used as a reason for approval. The Parish Council believes there is over-emphasis on the employment figures which are given as "potential over the coming years".

07/00224/FUL - the erection of a front entrance porch to dwellinghouse (GR353120/117112)

48 Arlington Close

RECOMMENDATION: Approval

07/00349/FUL - erection of a conservatory to rear of dwellinghouse (GR 353552/116907)

8 West Coombe

RECOMMENDATION: Approval

(b) DECISIONS ON PLANNING APPLICATIONS MADE BY SOUTH SOMERSET DISTRICT COUNCIL

Members were asked to note the approval with conditions of the following applications:

05/00654/S73S, 06/02725/FUL, 06/02789/FUL, 06/03051/FUL, 06/03329/FUL, 06/03958/FUL, 06/03985/FUL, 06/04097/FUL, 06/04104/FUL, 06/04162/FUL, 06/04185/FUL, PC/06/04215/R3C/RC and 06/04241/FUL. Members were asked to note that application 06/04027/FUL had been refused and that SSDC had NO OBJECTIONS for application 06/04136/TEA.

(c) PLANNING/DEVELOPMENT UPDATES

(i) **06/04185/FUL** - the siting of 4 no. containers for storage of educational and horticultural equipment (Renewal of 03/02855/FUL)

(GR 351946/117016) **Lufton Manor College, Lufton** - It was NOTED that permission has been granted with a condition that the use shall be discontinued, the containers removed and the land restored to its former condition on or before 1st December 2009.

(ii) **Houndstone Retail Park** min.192(c)(iii) -It was NOTED that SSDC advised that the permissions referred to were for advertisement consent rather than planning permission and therefore light pollution, and conditions to control it, could not be taken into account.

(iii) **Thorne Lane hedge** - The Planning Enforcement Officer had advised that the stretch of hedge adjacent to 8 Roche Close had been replanted in accordance with the restrictive planning condition and that the remainder of the hedgerow also appeared to be compliant. The Officer confirmed that the protection afforded by the planning conditions applies for five years only. Further questions have been raised and a report will be given at the next meeting.

(iv) **Gleeson Homes Ltd** - electricity sub-station at Larkhill Road, Yeovil - SSDC had advised that a planning application will be required for the electricity sub-station to be provided at the factory site.

(v) **Lufton Key Site** - It was NOTED that Mr Meecham had taken part in two interviews with Somerset Sound regarding the possible effect on Thorne Coffin (and other settlements) of encroaching development.

(vi) **Changes To Planning Obligations** - It was agreed to delegate the clerk, following consultation with the Chairman, to reply to the consultation.

(d) NOMINATIONS FOR PERSONS TO CONSIDER FORTHCOMING PLANNING APPLICATIONS

It was agreed that Mr Meecham & Mr Graham would be members of the Planning Working Party for the next month.

213. CHAIRMAN'S ANNOUNCEMENTS

The Chairman had attended an SSDC meeting regarding unitary authorities.

214. REPORTS FROM:

SOMERSET COUNTY COUNCILLOR - none

DISTRICT COUNCILLORS, - none

PARISH REPRESENTATIVES ON OUTSIDE BODIES & MEETINGS ATTENDED BY PARISH COUNCILLORS - Mr Pritchard advised of the Abbey Community Centre Celebratory Event.

215. CLERK'S REPORT

(a) **Yeovil Town Centre** – It was NOTED that Mr Ian Budd, Yeovil Town Centre Manager will attend the meeting to be held on 28th February to give a presentation on the updated plans for Yeovil Town Centre 2007 and beyond.

(b) **Proposed mural at Oak Tree Park** - It was NOTED that no entries for the mural competition had been received. Details of the project have been circulated in the area and interest has been shown in the project. A grant of £100 has been received from SSDC and £390 will be awarded by the Somerset Community Chest provided certain criteria is met.

(c) **Fireworks** - It was NOTED that a response has been received from David Laws MP, including a letter from Rt Hon Ian McCartney, MP, Minister for Trade, investment & Foreign Affairs.

(d) **Grants** - letters of thanks have been received from all grant recipients.

(e) Trees on Western Avenue - It was NOTED that Mr Scriven, County Arboriculturist had advised that as far as he was aware no risk assessment has been completed as this is not strictly a safety issue, more the potential future conflict between the tree and the properties. Mr Scriven appreciated the Parish Council's interest in this matter and would again wish to point out that tree removal is only carried out where absolutely necessary and no other option is available to SCC. Mr Scriven advises that in the event that these trees are removed then he would also wish to see some form of replanting, and will consult with his colleagues at SSDC to explore what options are open. Mr Scriven will keep the Council informed of any developments and is happy to answer further queries or suggestions.

(f) Bus stops in Abbey Manor Park - Following consultation with First Bus, a letter was written to Mr Collins Transport Strategy Officer, SSDC who asked for advice from County Highways. County Highways have suggested that First Bus be asked to consider re-siting the bus stops to a more suitable location. Further information will be given at the meeting. Photographs of both sites sent to both Highways & First Bus and a meeting is to be arranged.

(g) Joint partnership working party - it was NOTED that the first meeting is to be held on 13th February at Lufton.

(h) Annual Leave - It was NOTED that the Clerk will be on annual leave from 19th -23rd February and that the agenda for the meeting to be held on 28th February will be distributed on Friday, 16th February.

(i) YEOVIL IN BLOOM - It was NOTED that the flower bed at Houndstone roundabout is in the SSDC Works Programme for the forthcoming year.

216. CORRESPONDENCE

SSDC:

- Yeovil Sport Zone - It was NOTED that a Parish/Town Consultation Meeting will be held on Wednesday, 14th February at 7.00 p.m., it was agreed that Mrs Glaisher & Mr Dutton will attend.

- Summary of Accounts 2005/06 - NOTED

South Somerset Together - the Local Strategic Partnership for South Somerset - NOTED

SCC:

- Business case to create a unitary council for Somerset - it was NOTED that a representative may attend the meeting to be held in March.

- Area Working Panels - it was NOTED that an initial meeting to discuss the South Somerset Area Working Panel will be held on 21st February 2007 at Ilchester Town Hall, between 6-8.30 p.m.

Abbey Community Association - It was NOTED that Councillors are invited to attend a celebratory event on Saturday, 3rd March from 2.00 p.m. - 4.00 p.m.

Mrs L Collins - a complaint had been sent to SSDC Open Space Office regarding problems being experienced at Abbots Way, in particular from the path that leads to the open space area at the rear of centurion Park. This letter has been forwarded to the PCSO, Mr S Fox (SSDC) and District Councillor Mr Seib.

Standards Board for England - Case Alert 3 circulated prior to the meeting.

SSDC - Local Government Reorganisation and South Somerset - notes from four Area workshops - to be circulated electronically.

Age Concern - The Partnerships for Older People Project (POPP) - 10 Active Living Centres to be formed across South Somerset, one of which will be in Yeovil & surrounding villages. It was agreed to delegate the Clerk, following consultation with the Chairman, to respond.

217. PARISH COUNCIL ELECTIONS - 3 MAY 2007

SALC has provided a Democracy pack for local use in promotion the elections to be held in May 2007, the pack being developed jointly by the South West County Association of Local Councils. It was NOTED that the legislation bringing in the candidacy at age 18 is effective for these elections onwards. SALC will be offering taster sessions at a few locations in the County during March. It was agreed that information would be placed on the web site & also in Newslink to raise awareness of the election.

218. HIGHER REAM

Following anti-social behaviour at Higher Ream, the multi-unit was discussed at the Council meeting held on 23rd August 2006 (minute no. 85). It was agreed, at that meeting, that the roof of the multi-unit should not be removed for safety reasons. At the SLCC conference this problem was discussed with Mr Mant, representative of the manufacturer (Record Playground Equipment Ltd) and a site meeting was held on 16th January. Mr Mant had advised that the roof of the multi-unit can safely be removed and has made available the necessary equipment to carry out the work. Mr Mant carried out a visual inspection of the unit and believes it is structurally in good condition, although it will require re-decoration. It was agreed that the roof should be taken off and monitor the situation for six months before making any decision.

219. SLCC Conference for Practitioners

SLCC has organised a conference based on practical issues affecting the day to day working of the Clerk, to be held at Stoke on Trent on 2nd - 3rd March 2007 at a cost of £190 + VAT (£223.25). It was RESOLVED to approve attendance by the Clerk and to approve the transfer of £30 from the contingency fund for 2006-2007 to the training budget. It was also NOTED that the Clerk's mileage budget may be over budget.

220. BARRIERS AT MONKS DALE, YEOVIL

A written quotation in the sum of £385 to carry out the supply and erection of barriers had been received from JGA Price and a licence for the work to be carried out has been received from County Highways. It was NOTED that in accordance with Minute 202(c) the quotation from Mr Price had been accepted and Mr Price had been requested to carry out the work as soon as possible.

221. HIGHWAY MATTERS

(a) YTFC traffic concerns - It was NOTED that a response had been received from YTFC regarding concerns over access to Thorne on match days and the sparsity of cones along Thorne Lane on match days. It was considered that the concerns had been dealt with and that there was no need to reconvene the YTFC Working Party at this time. It was agreed to request a copy of the Order for Prevention of Obstruction for the current season. Details were given of a coach service to be operated for the match against Millwall.

Mrs Baker left at 10 p.m.

222. FINANCE

Review of budget - no areas of concern were found.

Receipt of £100 grant towards the mural project from SSDC - NOTED

Receipt of £420.12 VAT repayment - NOTED

It was NOTED that at the last meeting, an error was made in the writing of the cheque for the Clerks Expenses, resulting in an underpayment of £10. This sum was included within the expenses to be paid for at this meeting.

It was RESOLVED to approve the following payments

Viking Direct – stationery	£41.07
SSDC - printing of cards for mural project	£5.87
SLCC - purchase of book (Parish Councillors Guide 19th Edition)	£11.60
Mrs E M James – Corporate Management & Democratic Core -	£879.36 + £83.59
SLCC Enterprises Ltd	£223.25

223. ITEMS TO BE DISTRIBUTED

Somerset Access Annual Newsletter 2006

Clerks & Council Direct January 2007

224. QUESTIONS AND ITEMS ARISING AFTER THE PREPARATION OF THIS AGENDA, WHICH THE CHAIRMAN AGREES TO TAKE AS URGENT. SUCH MATTERS FOR NOTING OR DEFERRAL TO A FUTURE MEETING ONLY

Discussion took place on circulating a new bus timetable with the next edition of Newslink - it was agreed that the Scouts could be asked but that any reimbursement should be paid direct to the Scouts by the bus company.

225. ITEMS FOR NEXT MEETING

Yeovil Vision

226. DATE OF NEXT MEETING

28th February 2007 - It was agreed that the venue of the next meeting should be the Jubilee Hall, Thorne Coffin to enable the meeting to start at 7.30 p.m.