

Pitcombe Parish Council

Minutes of the Meeting of Pitcombe Parish Council held in Hadspen Village Hall on Tuesday 13th December 2005

Present: Councillors: Brook, Elliott, Holt, Jennings, O’Leary and Smith

In the Chair: Councillor Brook

In attendance: County Councillor Robinson
District Councillor Winder

1. Public Participation

There were approximately fifteen residents of the parish present and comments were received on two of the planning applications. Mr Hopkins and Mr Nurse were also present.

Planning application 6a – John Knight stated his objection to this planning application. The proposed garage was directly in his line of sight. His comments had been sent to SSDC.

Planning application 6c – There was much debate between the residents and Mr Hopkins and Nurse. The main points raised and discussed were:

- The site is within an area designated as a ‘Special Landscape area’ in which a policy of strict planning control operates to preserve its rural character.
- The aggregate will be brought into the site and not excavated.
- The probable number of lorries using the site daily will be 100 – 50 in and 50 out.
- This application is likely to lead to further applications – creeping development. Any conditions applied to the planning permission would only be applicable to the first application and not automatically to any subsequent applications.
- There would be additional danger to young persons and horses at Hell Ladder Lane
- The dust created could affect persons who suffer with asthma. Mr Hopkins stated that they are licensed for dust control by SSDC. The District Councillor reminded the meeting that matters of dust nuisance are controlled by the Environment Agency and that any action here could be drawn out, as had been experienced with the Slurry Lagoon.
- The normal hours of operation would be from 7am to 5 - 6pm daily.
- Visibility of site – it was explained that the site would not be visible from the A371 but would be from the main footpaths – Macmillan Way & Leyland trail
- Noise level – Mr Hopkins advised that no mixing of the concrete was done on site and the noise would mainly be from the lorries.
- Mr Hopkins was asked why he wished to move from his present site at Galhampton but declined to inform the meeting.
- The oak tree on the site will remain.
- The District Councillor advised the meeting that there was very limited space for what are called “dirty businesses” of which this is one, and farms are classed as brown field sites, this is just the farm area and does not extend to the green fields. It is for this reason that businesses such as this are looking to use vacated farms.
- The meeting was told there would be no further expansion of the gateway.
- The point was made that most questions answered by Mr Hopkins were qualified with either probably or occasionally.

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2. To approve the minutes of the meetings held on 9th November 2005

It was proposed and seconded that the minutes of the meetings held on 9th November 2005 be adopted as a true and accurate record.

Minutes Approved

3. Matters arising from the minutes of 9th November 2005

Para 2 – Church Signs - Clerk advised Council that a letter had been sent to Highways to ask if it was possible to have the church sign on the A359 changed to read “Pitcombe Church” and the costs involved.

4. Apologies for absence

Apologies were received from Councillor Bell.

5. Declarations of interest

None

6. Planning Applications

- a. 05/02982/FUL Mr & Mrs Pidsley, Station House, Sunnyhill**
Erection of a double garage

Council opposed this application on the grounds that the proposed position of the double garage is obtrusive and does not follow the building line.

- b. 05/02968/FUL Mr A Drysdale, Pitcombe Farmhouse**
Erection of extension outbuilding to form five court & gym

Council strongly opposed this application on the grounds that being in the conservation area it was not in keeping with its surrounding area and the plans destroy the character of the original outbuilding. The materials also are not in keeping – e.g. roof pitch and tiles. The size of the building was considered much too large both height and floor space. The problems of drainage was also pointed out and the question of whether access to main drainage was possible.

- c. 05/03107/COU Andrew Hopkins Concrete Ltd, Priddles Hill Farm, Castle Cary**
Siting of low level concrete batching plant, storage of aggregates and parking of associated vehicles

After much discussion the Council agreed to oppose the application on the following grounds:

- § It is outside the development area
- § It is a rural location and unsustainable
- § It is a Special Landscape Area – When a neighbour of the site purchased their house Knight Frank stated that it was a “Special Landscape Area” in which a policy of strict planning control operates to preserve its rural character.
- § The site, while not visible from the A371, is highly visible from the rights of way - Macmillan Way and Leyland Trail, whose character should be preserved and from Creech Hill and Hadspen Hill.
- § The surrounding properties and area would suffer from the considerable noise and dust pollution. Hopkins attended the council meeting and stated that there would probably be some 100 lorries in and out on a daily basis.
- § Dust - the Council is concerned that dust levels will not be contained
- § Increased traffic on A371 - the road is already heavily used by large lorries who when travelling the road from Ansford to Wincanton have to negotiated a steep hill which

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slows them considerably and results in traffic congestion. The site is on this hill and concerns are therefore raised as to the additional traffic and pollution problems of 100 extra lorries using this road.

§ Drainage - The plans show an underground storage for water but the Council is concerned that this will not be sufficient in heavy rain fall

§ The Council are concerned that this could be a 'creeping development' with further applications to follow.

Approved

7. Planning Determinations - Granted

The following planning determination had been granted:

05/02223/FUL Grove Cross Barn, Cary Hill, Castle Cary
Erection of a poly-tunnel for tree cultivation

05/01195/FUL Bruton School for Girls – Car Park alterations and change of
entrance facility

The Chairman asked the Clerk to forward a copy of this determination to all Councillors.

8. Grants & Precept

It was proposed and seconded that the grants agreed at the November 2005 meeting should be awarded and the precept set at £6,200 for the year 2006/07.

Approved

9. Alcohol & Drug Awareness

Council considered the proposal to hold an alcohol and drug awareness seminar but Council did not think it necessary.

10. Reports

Councillor Elliott

Councillor Elliot gave a report to Council of the Council Tax Consultation meeting she had attended at Caryford Hall.

Council was also advised that travellers had moved again into Sheepwash gritting store. County Councillor Robinson stated that County officers were already taking the necessary action which could take some 4 – 6 weeks. Procedures had to be followed otherwise matters could become more problematical.

Councillor Holt

Councillor Holt advised Council that the drainage problems at Honeywick and Nettlecombe had been reported.

The question of the 20mph speed limit outside Bruton School for Girls was raised. County Councillor Robinson advised that the traffic calming scheme would not be implemented in this financial year as it no longer agreed with the criteria that becomes effective next April under the Local Transport Plan. Councillor Holt was concerned for the residents whose house entrances are on the 60 mph stretch of road. County Councillor Robinson stated that he was to have a site meeting to see if the 30mph could be extended to include these houses.

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County Councillor Robinson

Council was advised that apart from the matters of travellers and traffic calming County Councillor Robinson had spent many hours discussing the County budget. Headway is being made but some cuts to services are inevitable.

11. Accounts for payment

It was proposed and seconded that the following payments are approved.

M J Humphry	Clerk's Salary for November 2005	£67.60
Freeola Ltd	Renewal of Domain name – 2 years	£23.49
SCC	Cost of signs to church	£228.27

Approved

12. Correspondence

1	Ironman Triathlon	Volunteers
2.	SSDC	Corporate Plan 2005 – 2012 - to Cllr Brook
3.	SSDC	South Somerset Local Plan Deposit Draft 1998 – Report of Inspector Ms S Turner
4.	Hadspen Village Hall	Changes to charges from 1 st November
5.	SSDC	SS Local Development Framework
6.	Somerset Highways	Winter service 2005/06
7.	SCC	Statement of Community involvement
8.	South Somerset NHS	The health of the people of South Somerset
9.	SSDC	Refuse & recycling collection arrangements – Christmas/New Year 2005/06 - copy to noticeboards
10.	SSDC	Parish Paths Stewardship Scheme Bulletin
11.	SCC	Results of Highways Parish survey - to Cllr Holt
12.	Somerset Drug & Alcohol Action Team	Drug & Alcohol Awareness Sessions – to all
13.	Avon & Somerset Constabulary	Newsletter – Chief Superintendent Andy Marsh - to Cllr Bell
14.	CPRE	Somerset Matters - newsletter
15	CPRE	Fieldwork
16	SSDC	Homeless & Temporary Accommodation Strategy 2005/ 08
17	SSDC	Area Eat Meeting Agenda 14 th December 2005

13. Date of Next Council Meeting

It was proposed and seconded that the January meeting of Council should be cancelled. The next scheduled meeting will be Tuesday 14th February 2006.

Members of the Council considered the matters in the exercise of their functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability): Crime and Disorder, Health and Safety and Human Rights.