

EAST BRENT PARISH COUNCIL

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Minutes of the meeting of East Brent Parish Council held at the Village Hall on Monday 2nd November 2015 at 7.30pm, when the following business was transacted.

Present: Cllr. B. Bees, Cllr. E. Champion, Cllr. A. Gilling, Cllr. N. Lloyd-Jones, Cllr. C. Loader, Cllr. S. McGreavy, Cllr. V. Rawles, Cllr. W. Walker, Cllr. J. Webb, Cllr. B. Woodward

Also present: Cllr. B. Filmer, Mrs E. Oliver (Parish Clerk)

Public Speaking. Members of the public were invited to speak and comments were received in connection with planning applications 24/15/00025, 24/15/00029 and 24/15/00032 which were all listed on the Agenda and due for discussion.

1. Apologies for Absence and Declarations of Interest.

Apologies: Cllr. J. Bowden.

Declarations: Cllr. B. Filmer and Cllr. A. Gilling for all planning matters and to avoid Predetermination at the Sedgemoor Development Committee. Cllr. E. Champion in connection to planning application 24/15/00025.

2. Minutes of the meeting on Monday 5th October 2015.

The Minutes of the meeting held on Monday 5th October 2015 were agreed and signed as a correct record.

As advertised on the Agenda, the discussion of Planning was brought forward. Cllr. B. Filmer and Cllr. A. Gilling left the meeting.

4. Planning

Applications received:

24/15/00025

South House (2), Lake House Lane, East Brent, Highbridge, TA9 4HN
Demolition of existing dutch barn and workshop, erection of warehouse unit (use class B8)
Crown Manufacturing Limited
Full Planning Permission.

The details of the application were displayed on a screen via an overhead projector and laptop linked to the internet. Two members of East Brent Parish Council visited the site. Discussion took place regarding:

- size of current barn and size of replacement
- location of unit within the site
- location of roads, access, single track roads and additional car journeys
- overlooking, overshadowing and the effect on neighbours,
- staffing
- Internal Drainage Board, location of rhyes, and maintenance of rhyes

East Brent Parish Council agreed it could not support the planning application as currently submitted on the grounds of concern regarding traffic generation and road safety and on environmental grounds due to the location of the unit being sited too close to rhyes to allow for adequate maintenance.

24/15/00029

Os Field No. 1221 To The South Of, Brent Road, East Brent, Highbridge
Erection of steel framed barn and retention of hard standing area to increase residential curtilage (revised description)
Mr S Isaacs
Full Planning Permission

The details of the application were displayed on a screen via an overhead projector and laptop linked to the internet. Three members of East Brent Parish Council visited the site. Discussion took place regarding:

- size of barn to be built
- location of unit within the site
- the area of hard standing and materials used for construction
- impact on neighbours
- size of land required for looking after horses
- Internal Drainage Board, location and maintenance of rhynes, location of a fence causing difficulty for maintenance, responsibility of riparian ownership

East Brent Parish Council agreed it could not support the application due to concern for both the visual impact, due to the size and for environmental issue due to current flooding and the impact of this development on the risk of increasing future flooding.

24/15/00030

Land (5) at, Ashlawn Farm, Pill Road, Rooksbridge, Axbridge, BS26
Installation of shipping container for the storage of spare parts and tools used in the repair and maintenance of the solar farm
Ashlawn Solar Ltd
Full Planning Permission

The details of the application were displayed on a screen via an overhead projector and laptop linked to the internet. Members of East Brent Parish Council visited the site. Discussion took place regarding:

- location of storage unit
- use of unit
- impact on neighbours

East Brent Parish Council supported the application as there would be no environmental impact and no loss of privacy or overshadowing.

24/15/00031

Last Hope Farm, Mendip Road, Rooksbridge, Axbridge, BS26 2UG
Remove hedgerow from field side only marked red on plan (A-B-C), approximately 157m
Mrs R Phillips
Removal of Hedgerows

The details of the application were displayed on a screen via an overhead projector and laptop linked to the internet. Members of East Brent Parish Council visited the site. Discussion took place regarding:

- the type, length and age of the hedge
- benefits of removing a hedge
- the beauty and necessity of keeping hedges
- objection received by SDC
- possible reasons for refusing the application

East Brent Parish Council were split in the decision with the chair having the casting vote and the application was agreed as it was agreed that the removal of the hedgerow would not have an environmental impact.

24/15/00032

Land (2) at, Prospect Farm, Stowlands, East Brent, Highbridge, TA9 4JH
Use of land to site thirteen static caravans for holiday use
Prospect Farm Holidays Ltd

Full Planning Permission

The details of the application were displayed on a screen via an overhead projector and laptop linked to the internet. Members of East Brent Parish Council visited the site. Discussion took place regarding:

- location of the units within the site
- location of site in relation to the village development boundary
- location and types of roads and access
- traffic generation
- overlooking, overshadowing and the effect on neighbours,
- sewerage systems
- parking
- lighting
- noise generation
- Internal Drainage Board, location of rhynes, and maintenance of rhynes
- use of the caravans as holiday homes, a business and ownership

East Brent Parish Council agreed it could not support this application and that there would be a significant increase in traffic which could cause road safety issues due to roads being narrow. It agreed there would be an issue of overshadowing for neighbours and a loss of privacy. It agreed that there would be an increase in noise in the area.

24/15/00033

Yew Tree Cottage (2), Bridgwater Road, East Brent, Highbridge, TA9 4HP
Erection of a two storey extension to rear (East) elevation
Mr Manaton
Full Planning Permission

The details of the application were displayed on a screen via an overhead projector and laptop linked to the internet. Three members of East Brent Parish Council visited the site. Discussion took place regarding:

- location of the extension
- impact on neighbours, no overshadowing
- type of windows used and location of windows
- materials used for construction
- additional drainage

East Brent Parish Council discussed this application and agreed to support it as it complies with national, regional and local planning policy and guidance.

24/15/00034

Land to the East of, Burton Row Farm, Burton Row, East Brent, Highbridge, TA9 4DA
Erection of a four bedroom detached dwelling and double garage, on site of existing garage (to be demolished).
Mr Cole
Full Planning Permission

The details of the application were displayed on a screen via an overhead projector and laptop linked to the internet. Members of East Brent Parish Council visited the site. Discussion took place regarding:

- what is currently built on the site
- the location of the unit in relation to the village development boundary
- current flooding in the area

East Brent Parish Council decided after discussion that it could not support the planning application as it doesn't comply with national, regional and local planning policy and guidance and would have an unacceptable environmental impact due to the increased risk of flooding.

24/15/00036

Riverside, Gills Lane, Rooksbridge, Highbridge, Axbridge, BS26 2TY
Retention of a steel storage container, to be used by adjoining business, for a temporary period of 3 years
Kolor Skemes Ltd

Full Planning Permission

The details of the application were displayed on a screen via an overhead projector and laptop linked to the internet. Three members of East Brent Parish Council visited the site. Discussion took place regarding:

- location of unit
- length of time it had been in place
- any previous problems reported
- flooding

The container has been in place for some time and no difficulties have been reported. East Brent Parish Council support the application and agreed it caused no environmental issues or had any impact on neighbours.

Applications at appeal:

24/15/00022

Land to the North of, Brent Road, East Brent, Highbridge, TA9 4BD

Application for Proposed Certificate of Lawfulness to determine if the proposed conversion of agricultural building to dwelling (Prior Notification application, 24/14/00025) is permitted development and is lawful.

East Brent Parish Council was not obliged to comment on this application appeal.

Cllr. B. Filmer and Cllr. A. Gilling returned to the meeting.

3. Matters Arising:-

04/13 : Parish Magazine.

The Trust Deed was signed by Cllr. V. Rawles and witnessed.

21/15: Triangle Land in Front of the Brent Knoll Inn.

Request for comments advertised on the parish website and will be in the parish magazine. No comments received. A member of the public made several suggestions which can be included in future discussions.

08/13 : Playing Field Rooksbridge (Rooksbridge Playing Field).

- weed spraying needs to be completed
- discussion about the cost, need and requirement for lowering a kerb. It was agreed to leave the kerb as it is currently

25/15: Mendip Road Business Park Signage

There are changes being made which made include the entrance. To be discussed next month

31/15: Purchase of a SID (Speed Indicator Devise)

Cllr. Lloyd-Jones has researched the cost and detail of acquiring a SID. Reference to Brent Knoll parish which has already purchased one, Costs will include: the unit, battery, brackets, training, possibly insurance and PPE clothing. Cost anticipated to be £4-4,500. Further research needed.

32/15: Change of EBPC meeting dates:

In order to appoint the preferred candidate to the position of Clerk to East Brent Parish Council a change from the first Monday to the second Monday of the month for meetings would be necessary. Councillors were in favour of this change which will take place from Monday 12th December 2015. New dates for 2016 will be Monday 11th January, Monday 8th February and Monday 14th March.

33/15: Sedgemoor District Council Consultation Documents:

- Consultation on the Sedgemoor Planning Service Local Enforcement Plan and the Sedgemoor Local Validation Checklist

Any comments for Sedgemoor District Council can either be made direct by Councillors or sent to the clerk for collation.

5. Financial Matters :

To authorise payment of invoices due.

NOVEMBER 2015 INVOICES FOR APPROVAL AND PAYMENT BY EAST BRENT PARISH COUNCIL

CREDITOR	DETAILS	COST £	MINUTE	CHEQUE NO	VAT	TOTAL	INVOICE
SLCC	Advert	90.00	5	001339	18.00	108.00	118300
PGC Contracting Services	Rooksbridge Playing Field and cutting of verges	130.50	5	001340	0.00	130.50	00182
Mrs E Oliver	Salary final	451.80	5	001341	0.00	451.80	Printout
Mrs E Oliver	Reimbursement of stationery	17.64	5	001342	0.00	17.64	Printout

6. Correspondence :

A leaflet has been received by some households regarding noise generated by Haley Engineering. The situation will be monitored.

7. Matters of Report :

(a) Chairman

It was reported that traffic signage at the corner of Manor Close can't be seen and a light isn't working and that this will be reported.

Contact details for the new clerk will be required.

It was noted that a bike has been left for a long period of time near the War Memorial.

The Remembrance Service has been organised, the wreath collected, the chains oiled, Methodist Superintendent Minister organised, Cllr. J. Webb will be reading names and a bugler is still being sought.

(b) Members

Cllr. B. Walker reported that the planning application for the building site near to the pub had been amended.

Cllr. N. Lloyd-Jones reported some signage was looking in need of maintenance and will make further enquiries of Somerset County Council and Sedgemoor District Council.

Cllr. E. Champion reported that trees at the site of the Western Power Distribution sub site hadn't been attended to despite contact from the clerk. He will make further enquiries.

Cllr. C. Loader reported the history group had received an invitation to a SDC Economic Development event including a trip to Hinkley Point C. He will be attending the conference on Thursday 12th November 2015.

Cllr. A. Gilling said he would organise the Christmas tree. He asked if the Police were attending the Remembrance Service and this will be looked into.

Cllr. B. Bees reported that the dog bin in the cemetery hadn't been emptied and it had been reported to SDC who attended and emptied it. This is being monitored.

(c) Clerk

The Clerk to East Brent Parish Council thanked everyone for their help and support while she had been in post.

The next meeting of East Brent parish council will be Monday 14th December at 7.30pm at East Brent Village Hall.