

Spaxton Parish Council – Meeting MINUTES

Minutes of the meeting held at 8:00 pm on Monday May 12th 2008 at Spaxton Village Hall.

i)	Members present: The Chairman – Mr D Jeanes, Mr J Edwards, Mr M Stevens, Mr S Stretton, Mr B Porter, Mr V Hughes and Mr P Williams.	Action
ii)	District Councillors present: Mr K Dyer.	
iii)	Members of the public present: Mr & Mrs J Conder.	
	Prior to the commencement of the formal meeting, a public session was held, in which Mr J Conder explained that he believed that his planning application for a holiday chalet within his grounds fell in line with AONB policy, and that there were no valid planning grounds on which the application could be refused.	
1.	Apologies for absence: Mrs D Richards, Mr D Joslin & Mr J Edney.	
2.	Declaration of members' interests: Mr R Adcock declared a personal & prejudicial interest in the planning application submitted by Mrs J Noonan, as a close personal friend. Mr D Jeanes declared a personal & prejudicial interest in Mr & Mrs Conder's planning application, as a neighbouring landowner.	
3.	The minutes of the meeting held on Monday April 14 th 2008 were read and approved.	
4.	<p>Matters Arising:</p> <p>i) Allotment water meter – the clerk had received correspondence from Wessex Water to the effect that they will make an appointment to come out and show a representative of the PC the location of the water meter that they read in order to arrive at their last bill.</p> <p>ii) Cannington Cold Stores – Certificate of Lawfulness: the Principal Planning Officer, Bryn Kitching, had finally responded to the clerk's email, explaining that the application is still being considered. He went on to say that the matter is a difficult one involving complex legal issues, and cannot be considered on planning merits alone. Mr V Hughes felt strongly that as a body the Parish Council must keep abreast of developments with regard to the application, for the simple reason that local people are very concerned and suspect underhand dealings. He went on to say that a planning certificate has still not been issued for the biodigester, because apparently there are wranglings over whether it is to be designated as an agricultural or an industrial use. The clerk was asked to write to Development Control seeking clarification.</p>	
7.	<p>Planning items:</p> <p>i) Applications decided since last meeting: as per the agenda.</p> <p>ii) New Applications: 45/08/00007 Mr & Mrs J Conder, erection of timber holiday lodge on land to the west of Winters Farmhouse, Bush Lane, Spaxton - Mr D Jeanes left the room at 8.16pm and Mr P Williams took the Chair. Mr J Edwards opened the debate by saying that although the proposed lodge is to be constructed from timber, he nevertheless felt that it was an inappropriate building for a location within the AONB, quite apart from the fact that it contradicts our own Village Design Statement. Mr B Porter shared his view, and Mr P Williams voiced concern at the precedent that might be set, and wondered whether the Parish Council would be faced with a sudden onslaught of back-garden planning applications if this one were to be granted.</p> <p>On the other hand, Mr M Stevens expressed the view that the proposed building would fit in very well with the landscape around it, and could not think of any planning basis on which to object. Mr S Stretton explained that the Parish Council needed to be consistent in its handling of planning applications, and that regardless of members' personal opinions they would have to support the application if no valid planning ground could be found on which to object.</p> <p>Mr J Edwards had contacted the AONB office, who confirmed that on the one hand they</p>	SF

	<p>would support small-scale businesses, but on the other hand they would not wish to contradict a village's VDS.</p> <p>A vote was finally taken, at which 2 members were in favour, 2 members were opposed and 3 members abstained.</p> <p>Mr D Jeanes returned to the meeting at 8.45pm and resumed the Chair. Mr & Mrs Conder also left the meeting at this point.</p> <p>45/08/00005 Mrs J Noonan, internal repairs, repaint exterior & replacement of roof tiles at Peart Hall, Church Road, Spaxton – Mr R Adcock & Mr M Stevens left the room at 8.50 but, there being no observations, returned at 8.53pm. Mr M Stevens felt that as a neighbouring landowner he should declare a personal & prejudicial interest.</p> <p>45/08/00008 Mr R Stanlake & Mrs H Pinder, erection of single-storey extension to south elevation and porch to west elevation at Steppes House, Charlynch, Spaxton – no observations.</p> <p>45/08/00009 Mr Fear, formation of gallops for horse race training on land at Rowdens Farm, Tuxwell Lane, Spaxton – Mr V Hughes pointed out that SDC had designated this as a major application, and he was therefore unsure as to why a public consultation had not been carried out. Mr J Edwards pointed out that the proposed gallops would cross footpath no. BW 30/55, which did not feature on the architect's plan – there was concern that this might be dangerous for the public, since racehorses can spook easily. It was also pointed out that Mr Fear did not appear to have applied for planning permission to operate a racehorse business at Rowdens Farm, and that the application ought also therefore to include an application for change of use. It was decided to oppose the application for these reasons.</p> <p>45/08/00010 Sedgemoor Property Services, application to fell one lime tree and crown clean two lime trees at Spaxton School – no observations.</p>	
5.	<p>Footpath: SALC: QHJAC: Parish Cluster Reports (as appropriate) – nothing major to report, other than the fact that it appeared that the recent applications by the Trailriders Fellowship to have certain RUPPs re-classified as BOATs would be unsuccessful due to a precedent set in Hampshire. However, the applicant would almost certainly go to appeal, so the issue is far from settled.</p>	
6.	<p>Financial items:</p> <p>i) Statement of Accounts; current account £5972.33 cr, capital reserve account £18771.02 cr.</p> <p>ii) To agree payments as necessary; the following payments were agreed – cheque no. 428 for £200 in favour of Aisholt & Merridge PCC in respect of the 2007/08 grant. Cheque no. 429 for £350 in favour of Spaxton PCC in respect of the 2007/08 grant. Cheque no 430 for £400 in favour of Spaxton Village Hall in respect of the 2007/08 Recreation & Amenity grant – this replaces cheque no. 399 issued for an identical amount at the October 2007 meeting which appears to have gone astray. As the cheque is now out of date there is no need to put a stop on it. Cheque no. 431 for £25 in favour of the Community Council for Somerset in respect of our renewal subscription.</p> <p>iii) The clerk presented the Annual Audit Return for the year 2007/08 to members, which was duly agreed and signed by the Chairman. Mr R Adcock left the meeting at 9.16pm.</p>	
8.	<p>Correspondence received: circulated at the meeting other than:</p> <p>i) Sedgemoor Area Working Panel – there were no volunteers to attend the meeting on May 22nd 2008.</p> <p>ii) SALC meeting June 12th 2008 – Mr J Edwards will attend.</p>	
9.	<p>Matters of report & items for the next meeting: Mr K Dyer pointed out that he believed the next Cluster meeting would take place at Merridge Village Hall on June 9th; however, neither the Chairman nor the clerk had been notified of this.</p> <p>Mr V Hughes advised members that Clerk's Cottage had won an award for the best renovation project in the whole of the South West.</p>	
10.	<p>Date & time of next meeting: Monday June 2nd 2008 at Spaxton Village Hall, and Monday July 7th 2008 at Aisholt Village Hall.</p>	
	<p>The meeting closed at 9.20pm.</p>	