

Spaxton Parish Council – Meeting MINUTES

Minutes of the meeting held at 8:00 pm on Monday 14th April 2008 at Spaxton Village Hall.

i)	Members present: The Chairman – Mr D Jeanes, Mr J Edwards, Mr V Massey, Mr M Stevens, Mr P Williams, Mr V Hughes, Mr B Porter & Mr R Adcock.	Action
ii)	District Councillors present: Mr D Joslin.	
iii)	Members of the public present: Mr & Mrs J Conder, Mr & Mrs Peppin, Mr & Mrs Waring.	
	<p>Prior to the commencement of the formal meeting, a public session was held.</p> <ul style="list-style-type: none"> • Following the refusal of a recent planning application to have the agricultural tie lifted from their property in Aisholt, Mr Waring asked to be allowed to explain the reasons behind it, prior to going to Appeal. He explained that his wife had undergone surgery on her leg, and was likely to lose the leg completely, thus bringing to an end her riding career. Not only would they therefore have no further use for the stables, but they would be unable to cope with their upkeep and wished to sell the property as soon as possible. He went on to say that it had been on the market for 2 years at a price that he had been advised was reasonable, but thus far had not managed to secure a sale, for the simple reason that many of the interested parties simply do not qualify under the terms of the tie and are therefore debarred from buying the property. Further, anyone who might be interested in keeping horses as they have done, is put off by the fact that the house – whilst boasting a ménage – has no land with it. Speaking without prejudice, and with regard to planning matters generally, Mr D Joslin explained that in his experience agricultural ties are rarely lifted, since development in the open countryside is contrary to planning policy. Mr P Williams, whilst to some extent sympathetic, urged Mr & Mrs Waring to seek the help of a professional planning consultant which, although involving them in additional expense, would give them a clear indication of whether it might be possible to have the tie lifted and, if so, how. Further discussion regarding this pending Appeal was then deferred to the formal meeting. • Mr & Mrs Peppin wished to speak to the meeting about a second planning application for planning permission at Crossmoor Meadows House, following the refusal of their first request. They explained that the outbuilding in question is an eyesore that they wish to improve, but that they had listened carefully to the objections put forward by the Parish Council and by SDC, and had worked with the planning officer to come up with a new, more acceptable design. This latest design is for a single storey dwelling only, and a structural survey has revealed that the existing foundations can support such a structure. It was decided to discuss this application further in the formal meeting. • Mr J Conder then explained that he had submitted a planning application to SDC a couple of weeks previously, and wished to explain the contents thereof to the meeting, albeit that the application documents had not yet reached the clerk. Having spent many years rearing ornamental water fowl and cultivating a wildlife reserve around the substantial pond adjacent to his property, he would like permission to construct a wooden lodge nearby to accommodate holiday visitors. He went on to explain that, as he saw it, the application was not contrary to policy, being as it was for an inobtrusive dwelling of modest size, fabricated from natural materials that would be sympathetic to the local landscape. The required access is already in 	

	existence, together with parking for 4 – 5 cars, so that he did not anticipate any highways issues either. Further discussion on this was deferred until the formal meeting, which commenced at 8.19pm.	
1.	Apologies for absence: Mrs D Richards, Mr J Edney & Mr K Dyer.	
2.	Declaration of member's interests: Mr V Massey declared a personal & prejudicial interest in Mr & Mrs Conder's planning application, having had involvement with Mr Conder when the latter acted as planning consultant to Mr Massey's neighbour, Mrs Kirkpatrick. Mr D Jeanes declared a personal & prejudicial interest in the same planning application as a neighbouring landowner to Mr & Mrs Conder.	
3.	The minutes of the meeting held on Monday March 3 rd 2008 were read and approved.	
4.	Matters Arising: i) Disabled toilet facility at Aisholt Village Hall – Mr B Porter has had a look at the work carried out thus far, and it is to a good standard. Grant funding is not possible, firstly because there is no funding until the next financial year and secondly because work has already started. With only the sanitary fittings left to purchase, it was decided that the Parish Council would pay for these in the sum of £290 plus VAT, donating them then to the Village Hall and reclaiming the VAT in due course. The clerk is to write to Roger Phipps accordingly. ii) Outstanding allotment receipts – Mr B Porter had collected the outstanding rental monies from the existing allotment holders, but 2 of the new tenants have yet to pay. The clerk was asked to collect these via Karen de Groot. iii) Allotment water meter – the clerk has not yet contacted Wessex Water. iv) Cannington Cold Stores – the clerk had referred this to Steve Atkinson, head of Development Control, but had not received a response. She will endeavour to contact him again.	<div style="border: 1px solid black; padding: 2px; width: 40px; margin: 5px auto;">SF</div> <div style="border: 1px solid black; padding: 2px; width: 40px; margin: 5px auto;">SF</div> <div style="border: 1px solid black; padding: 2px; width: 40px; margin: 5px auto;">SF</div> <div style="border: 1px solid black; padding: 2px; width: 40px; margin: 5px auto;">SF</div>
5.	Footpath: SALC: QHJAC: Parish Cluster Reports (as appropriate) – to follow.	
6.	Financial items: i) Statement of Accounts – Current Account £ 2290.26 credit, Capital Reserve Account £18771.02 credit. ii) To agree payments as necessary – there were no payments to agree. iii) The insurance renewal notice had been received, but as this is not due until June 1 st the clerk was asked to obtain an alternative quotation.	<div style="border: 1px solid black; padding: 2px; width: 40px; margin: 5px auto;">SF</div>
7.	Planning items: Mr D Joslin left the meeting at 8.25pm and did not return. i) Applications decided since last meeting: as per the April agenda with the following addition; 45/08/0002 Mr & Mrs L Waring, removal of agricultural tie at Culverwell Stables, Aisholt – members were advised formally that an Appeal would be forthcoming, and offered further opportunity to discuss their likely response. Generally, however, it was felt that without specialist advice and proof that the property had been adequately marketed within agricultural circles as well as via domestic estate agents, their Appeal would be unlikely to succeed. Members wished to await notification of the Appeal before deciding upon their firm response. 45/08/03 Mr & Mrs J Dillon, conversion of loft to living accommodation, and erection of porch at The Paddock, High Street, Spaxton – permission refused. ii) New Applications: 45/08/0004 Mr J Knight, listed buildings and conservation area consent for various repair works at Jack O'Knights, Spaxton – no observations. 45/08/0006 Mr & Mrs A Peppin, change of use and conversion of outbuilding to dwelling at Crossmoor Meadow House, Spaxton Road – it was felt that this application was a great improvement on the previous scheme, overcoming all of the	

	<p>objections regarding visual amenity and the necessity for additional foundations. Mr Peppin assured the meeting that the new construction would not change the overall value of the site in any way, and that his major concern was to improve the outbuilding and provide additional accommodation for his growing family. After some further discussion, it was decided to offer no observations.</p> <p>Some further discussion ensued regarding Mr & Mrs Conder's forthcoming application, at which point - at 8.35pm – both Mr V Massey and Mr D Jeanes left the room. Mr P Williams took the Chair and invited members' comments.</p> <p>Clarification was sought as to how the holiday home would be marketed, and whether in the event of insufficient lettings an attempt would be made to secure permission for a permanent residence. Mr Conder explained that he would employ the services of an agency for the lettings and did not anticipate any trouble in securing adequate bookings, although he would wish to reserve the right to use the property to accommodate visiting family & friends also. Mr J Edwards was troubled by the fact that the site lies within the AONB, and felt that the AONB office would wish to have the opportunity to comment, although no one was sure whether there is any statutory obligation on the part of SDC to consult the AONB in such cases. After much animated discussion, it was decided to defer a response until the formal application has been received, and if necessary to call a special meeting to deal with it.</p> <p>The various members of the public left the meeting at 9pm, and Messrs. Jeanes & Massey returned to the room. Mr D Jeanes resumed the Chair,.</p>	
<p>8.</p>	<p>Correspondence received: circulated at the meeting other than:</p> <ul style="list-style-type: none"> i) Quantock Parish Cluster Group – no one was willing to stand as Chairman and representative on the Sedgemoor in Somerset Partnership. ii) A letter regarding a meeting of the Local Action for Rural Communities Committee was passed to Mr V Hughes, who will endeavour to attend. iii) The clerk clarified the position regarding Affordable Housing, which is that a needs survey for Spaxton will be conducted in January 2009. iv) A response had been received from Lawrence Hackling regarding mud on the road in Bush Lane, to the effect that Highways would send a road cleaner in just this once, but that if the problem reoccurs we are to notify him of Adrian Burland's contact details so that he can remind Adrian of his duties to the travelling public. The clerk was asked to convey this message to Messrs Granville and Conder. 	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">SF</div>
<p>9.</p>	<p>Matters of report & items for the next meeting – none.</p>	
<p>10.</p>	<p>Date & time of next meeting: Monday May 12th 2008, to incorporate the annual meetings.</p>	
	<p>The meeting closed at 9.45pm.</p>	