

Spaxton Parish Council – Meeting MINUTES

Minutes of the meeting held at 8:00 pm on Monday 7th January 2008 at Spaxton Village Hall.

i)	Members present: The Chairman – Mr D Jeanes, Mr J Edwards, Mr P Williams, Mr B Porter, Mr V Massey, Mr M Stevens, Mrs D Richards, Mr V Hughes, Mr S Stretton & Mr R Adcock.	Action
ii)	District Councillors present: Mr K Dyer.	
iii)	Members of the public present: Mr Steve Owens.	
	Prior to the commencement of the formal meeting, a public session was held in which Mr S Owens showed members a copy of his planning application for an extension st Springwater Barn in Bush Lane. There were few questions, and Mr Owens left prior to the formal meeting, which commenced at 8.03pm.	
1.	Apologies for absence: Mr J Edney & Mr D Joslin.	
2.	Declaration of member's interests: Messrs. Adcock, Jeanes and Porter declared a personal & prejudicial interest in Mr Owens' planning application as friends of his. Mr P Williams declared a personal & prejudicial interest in the planning application submitted by Mr Harriss & Ms Chesher as a close neighbour, and Mr V Hughes also declared a personal & prejudicial interest as a friend.	
3.	The minutes of the meeting held on Monday December 3 rd 2007 were read and approved.	
4.	<p>Matters Arising:</p> <p>i) Affordable housing – Felix Marsh had replied to the clerk's email, but was not able to give a definitive answer as the person responsible for funding was on paternity leave. The clerk was asked to go back to Felix in a few weeks' time.</p> <p>ii) Storage of SPC records – it was unanimously agreed to follow the recommendations laid down by the Somerset Records Office as to which documents needed to be kept, and Mr J Edwards volunteered to take care of the transfer or destruction of records, as appropriate.</p> <p>iii) It was reported that a new gateway has definitely been formed from the highway into a field at Radlet Farm, and the clerk was asked to make enquiries of the Enforcement Team as to whether planning permission was required.</p> <p>iv) The Enforcement Team appear not to have any record of our letter regarding the unauthorized caravans on land adjoining Swang Farm Cottages, and the clerk was asked to write again.</p>	<div data-bbox="1353 1122 1449 1193" style="border: 1px solid black; padding: 2px; text-align: center;">SF</div> <div data-bbox="1353 1384 1449 1456" style="border: 1px solid black; padding: 2px; text-align: center;">SF</div>
5.	<p>Footpath: SALC: QHJAC: Parish Cluster Reports (as appropriate) – with regard to footpaths, Mr J Edwards reported that comments regarding the usage and future status of the former RUPP that runs from Parish Land Lane to No Place Lane are still very welcome. Mr K Dyer suggested that the PC might like to liaise with Broomfield PC on this matter, as they too have a number of applications from the Trail Riders Association pending. The comments are required to be more concerned with precedent and custom than with suitability, however.</p> <p>Footpath BW 30/3 from Splatt Lane to Earls Lane has recently been cleared but the landowner, Edwin Hill, has complained that it is incorrectly located. Members felt that it was probably incumbent on Mr Hill to contact SCC about this, but Mr J Edwards did agree to take the matter up with Chris East.</p> <p>There was nothing to report regarding QHJAC or the Cluster Group.</p> <p>Mr V Massey had attended the recent SALC meeting, but did not submit a report.</p>	<div data-bbox="1353 1487 1449 1559" style="border: 1px solid black; padding: 2px; text-align: center;">SF</div> <div data-bbox="1353 1742 1449 1814" style="border: 1px solid black; padding: 2px; text-align: center;">JE</div>
6.	<p>Financial items:</p> <p>i) Statement of Accounts – Current account £874.31 cr, Capital Reserve account £20680.05 cr.</p> <p>ii) Cheque no.420 for £120.00 in favour of Gammon's Take in respect of the website maintenance was agreed, as was cheque no. 421 for £30 in favour of</p>	

	<p>CRPE in respect of membership of the Campaign to Protect Rural England, members having been unanimous in their decision to join for the first time.</p> <p>iii) The form regarding SAWP grants was passed to Mr J Edwards for perusal.</p>	
7.	<p>Planning items:</p> <p>i) Applications decided since last meeting: as per the agenda.</p> <p>ii) New Applications: 45/07/00029 Mr S Owens, erection of single storey extension to S elevation at Springwater Barn, Bush Lane, Spaxton. Messrs. Adcock, Porter and Jeanes left the room at 8.40pm and Mr P Williams took the chair. The remaining members wished to support the application, given the skill and sensitivity with which Mr Owens has carried out previous work on his home. The 3 absent members returned to the room at 8.43pm and Mr D Jeanes resumed the chair. 45/07/00030 Mr C Harriss & Ms J Chesher, erection of agricultural building on land to the N of Clerks Cottage, Barford Road, Spaxton – messrs. Williams and Hughes left the room while this was briefly discussed, and the remaining members wished to support this application wholeheartedly, having been delighted with the way that the renovation of the building had taken place thus far. Messrs Williams and Hughes then returned to the meeting.</p> <p>45/07/00031 Mr & Mrs A Peppin, change of use and conversion of outbuilding to dwelling at Crossmoor Meadows House, Spaxton Road, Bridgwater. Members did not feel that this comprised a conversion so much as a total re-build, being of the opinion that the existing foundations could not adequately support the new, higher, roof. They also felt that the new building – being significantly higher – would be visible to the point of creating an adverse visual impact. There were concerns about increased traffic on the sharp bend on which the property is situated, as well as there being inadequate parking space on site. Members voted unanimously to oppose the application.</p>	
8.	<p>Correspondence received: circulated at the meeting other than:</p> <p>i) Notice of Sedgemoor District Council workshop on Feb 21st – as both the Chairman and Clerk are on holiday, someone else will need to attend. Formal invitation awaited.</p> <p>ii) Changes to delegation arrangements in relation to planning enforcement – the relevant details were read out to members.</p>	
9.	<p>Matters of report & items for the next meeting: Mr B Porter reported that Mr M Williams had decided to take up the remaining grasskeep after all. Mr Porter was also going to consider ways in which the allotment land could be sprayed off before occupancy to avoid the spread of weeds.</p> <p>Mr D Jeanes brought up the matter of the Spaxton Charities committee, of which he is a member. He pointed out that, whilst to the best of his knowledge a meeting had not been called for about 20 years, he had been made aware that the committee had in fact been wound up some years previously, apparently without proper authority. This had come to light as the parents of a sick child living in Spaxton had enquired whether there was any charitable support available to them. Mr R Adcock offered to make further enquiries of the vicar.</p> <p>Mr J Edwards was concerned that the quality of the tap water in the Village Hall may have deteriorated, and wondered if anyone else had noticed a problem. Wessex Water had assured him that all was as it should be, but he was not so sure and intended to bring it up at the next Village Hall committee meeting. Item deferred to the February agenda.</p> <p>Mr D Jeanes had received further complaints from Ray Stanlake concerning heavy lorries coming up Charlynch Lane en route to and from the Wessex Water plant. The clerk was asked to write to Wessex Water requesting that this practice be stopped and that the traffic be directed via Four Forks.</p>	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin-bottom: 10px;">BP</div> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin-bottom: 10px;">RA</div> <div style="border: 1px solid black; padding: 2px; width: fit-content;">SF</div>
10.	<p>Date & time of next meetings Monday February 4th and Monday March 3rd, both at Spaxton Village Hall.:</p>	
	<p>The meeting closed at 9.41pm.</p>	