

## CHAPEL ALLERTON PARISH COUNCIL

### Minutes of the Meeting of the Parish Council meeting held by Zoom Monday 15<sup>th</sup> June at 7.30pm.

**Present:** Cllr F Torrens-Spence (in the Chair) Cllr J. Blakemore, Cllr Wallach, Cllr Peter Duggan-Rees, Cllr R. Williams, District Councillor Godwin-Pearson and the Clerk Miss C Harris.

3 parishioners were in attendance.

**7/20 Apologies:** Apologies were received and accepted from: County Councillor Filmer.

**8/20 Minutes of Meeting held on 23 March 2020 and 18<sup>th</sup> May 2020**

The minutes of the meeting held on 23<sup>rd</sup> March were read and agreed after corrections agreed at the last meeting were made. The minutes of the meeting held on 18<sup>th</sup> May 2020 were agreed with 2 corrections. Any matters arising were to be discussed later in the meeting.

**RESOLVED:** To accept these as a true record of the meetings

**9/20 Declarations of interest and dispensations**

Cllr Williams declared a disclosable interest in planning application 15/20/00011.  
Cllr Blakemore declared prejudicial interest in planning application 15/20/00009

**10/20 Planning**

**\*Cllr Blakemore left the meeting for this item**

**10/20/i) 15/20/00009**

**Proposal: Full planning permission, demolition of existing garage and erection of a single storey extension to front NE elevation.**

**Location: Elmleigh. Ashton, Wedmore, BS28 4QF**

**RESOLVED:** To approve to this for the reason that the proposed extension would only cover the existing footprint.

**\*Cllr Blakemore re-joined the meeting**

**10/20ii) 15/20/00010**

**Proposal: Full planning permission**

**Location: Land at former dairy/chapel and agricultural buildings at Rectory Hill. Somerset.**

**Proposal: Formation of new vehicle access to former dairy/chapel and agricultural buildings at Rectory Hill.** Drainage in connection with the bridge which will be needed to connect the entry with the building was discussed. Mr Whittaker said he had sent a plan to the Parish Clerk but this had not been circulated to councillors.

**RESOLVED:** To strongly approve the application. Reasons – would greatly improve visibility of the entry for traffic on Rectory Hill Road and improve road safety. Less native species hedge will need to be removed.

**\*Cllr Williams left the meeting for this item**

**10/20iii) 15/20/00011**

**Proposal: Removal of condition 4 (occupancy condition) of Planning Permission 18421 (Erection of a dwelling with garage) to remove the agricultural tie.**

**Location: Tynbrook, Ashton, Wedmore. BS28 2QB**

**RESOLVED:** To object to this application on the grounds that

the applicant has not demonstrated that there is no existing or foreseeable need for the dwelling to keep its agricultural tie.

1. Houses in the current economic climate in the general area, not subject to an agricultural tie, are not selling quickly. The applicant in his supporting statement has shown that there is interest in the property from those who would be considered “qualifying purchasers” and this is further demonstrated by the fact a purchaser was found but as the applicant states unfortunately died before the sale could complete.
2. There is no evidence that the property was marketed to the local farming community. The supporting statement says that due to regulation estates agents could not cold call those not on their data base. Whilst the Parish Council does not dispute this fact the applicant could have done so himself. He will be familiar with those in the local farming community as he says in the supporting statement his brother lives on the area.
3. Considering the estimated value of the property without the tie the Parish Council would request the District Valuer be requested to provide a valuation.

**\*Cllr Williams re-joined the meeting**

**10/20iv) 15/20/00012**

**Proposal: Application to determine if prior approval is required for a proposed change of use of agricultural building to single dwelling and associated operational development.**

**Location: Moor View Farm, Ashton Drove, Ashton, Wedmore, Somerset, BS28 4QD**

**RESOLVED:** To object to this application on the following grounds:

1. The Government’s Planning Practice Guidance (PPG) states that “it is not the intention of the permitted development right to allow the rebuilding work which would go beyond what is reasonably necessary for the conversion of the building for residential use. Therefore, it is only where the building is already suitable for conversion to residential use would be considered to have the permitted development right.” This is reinforced by planning policy guidance (PPG paragraph 105).

2. The case law has established that a proposal must comprise a “conversion” and not a “rebuild” to qualify as permitted development right. Rebuilding work which would go beyond what is reasonably necessary for the conversion of the building for residential use will not qualify as a conversion for the purposes of Class Q.

3. The structural survey report makes it clear that the existing structure is not suitable for conversion as shown by the following statement:

*“The building as it exists derives its stiffness and resistance to lateral forces ( ie wind ) from the vertical sheeting and the roof sheeting. The portal framed with 6 x 3 steel 'I' sections have limited sway resistance. Given these deficiencies the structure of the barn is on its own is insufficient to provide effective lateral bracing.”*

It is further evident from the following paragraph of the report that a new structure will be need to be built:

*“The barn structure can be built into the construction of a new building. where steel portal frames can be built into masonry elements and block walls can be constructed as part if a masonry wall system. Assuming that the new building is of traditional construction it can be designed such that it can provide masonry bracing elements”.*

4. The photographs submitted by the Applicant show that the cladding of the current structure to be in poor condition. A fact that is recognised in the Applicant’s supporting statement in paragraph 5.16 which states that the cladding and roofing will be replaced with more eco-friendly materials such as environmentally sourced timber and an eco-roof system.

5. The Applicant in further support of her application refers to the Appeal Decision - Appeal Ref: APP/W1850/W/18/ 3216155 Wicton Lane, Bromyard, HR7 4LP. The focus of that appeal was on the nature of the construction and the conversion work that would be required. The inspector did uphold that Applicant’s appeal on the basis that the existing metal and timber cladding and the structural frame were sound and stable and will remain in situ. He therefore concluded that the works proposed would supplement rather than replace the existing fabric of the building.

6. The application under consideration is not on all fours with the appeal referred to, as here the cladding and roof are to be replaced as well as the steel portal frames are to have additional support as evidenced by the statement in paragraph 2 above.

## **Conclusion**

The Parish Council considers for the reasons stated above that that the proposed works would result in a fundamentally new building with only modest help from the original agricultural structure and so the development would not meet the requirements of Class Q.

## **11/20 Finance and Accounts**

### **11/20i)Accounts payable:**

Clerk wages C. Harris) additional hours worked to be approved for payment direct by Sedgemoor DC Payroll	9.25 hours	
Clerk's expenses		£14.39
Dale Plowman (Village maintenance)		£64.00
Kevin Ogden- Teak oil for village bench refurbishment		£21.00
Richard Young (Internal audit fee)		£20.00

### **RESOLVED: To pay these**

### **11/20ii) Cheques to be ratified:**

Came & Co Insurance	£358.26
Bryon Blake refurbishment of noticeboards	£954.00

### **RESOLVED: To approve these payments made since last meeting**

### **11/20iii) Asset Register**

It was agreed that the projector and grit storage items) these would be added and the Asset Register would be added to the next meeting's agenda.

**11/20iv) Statement of Internal Control – to be approved for new financial year. 2020-2021**

**RESOLVED:** To approve this and the Chair will sign as soon as safe and practical to do so

**11/20v) To approve AGAR 2 external audit. Certificate of Exemption page 3, Section 1 Annual Governance Statement on page 5, and Section 2 accounting Statements 2019/2 on page 6.**

**RESOLVED:** To approve all above parts of this form as circulated ahead of the meeting. The Chair will wet sign it as soon as it is safe and practical to do so that this can be sent to the external auditor.

## **12/20 Footpaths & Highways**

Updates would be published in Allerton News this month.

### **13/20 Ornamental Cherry Tree – removal of dead wood**

It was discussed that the one quote obtained does not mention re-shaping which is needed.

It was agreed to get a second quote, and to ask the original person that quoted about re-shaping and also if it would be any cheaper if the removed wood did not have to be disposed of.

Janette Burton (landscape officer at SDC) tree applications emailed the Council to inform it that an application will not be required even though the tree is in the conservation area. This is because Council is cutting out dead wood.

### **14/20 Chair's report**

#### **14/20i) Finger Post refurbishment update.**

Somerset Forge is open again and the 'finger' has been cast and the post has been painted. Council will be billed for 50% of cost of repair and refurbishment of the finger post which will be £436.50.

At this point Councillor Wallach reported that rust was coming through on the finger post at Chapel Allerton Church. As this was only recently refurbished Cllr Torrens-Spence will ask Somerset Forge to take a look at it and take necessary action.

#### **14/20ii) Refurbishment of the bench on Rectory Hill.**

Kevin Ogden has applied Teak Oil to this. Cllr Wallach and Cllr Torrens-Spence have volunteered to do the two benches at the Memorial Cross, Stone Allerton.

#### **14/20iii) Village Design Statement action group.**

This will be resuming soon. There may be expenses incurred if meetings have to held using zoom. These should fall within the amount previously authorized by Council.

#### **14/20iv) Windmill.**

During the Covid 19 lock down, the noticeboard has been vandalized and there has been a problem with littering. Several parishioners have been clearing the litter and have stated that in their opinion the dustbin is not large enough for the larger food packaging items that people are leaving.

#### **14/20v) One Somerset feedback**

The Chair explained to the meeting that the options were for the local government structure of County Council, District Council and Parish and Town Councils were:

- i) to stay the same
- ii) County and District Councils to amalgamate some services which would save money
- iii) The District Councils to be absorbed into County Council which would save up to £400 million per annum.

The Chair felt strongly that the third option would be difficult for small parishes as they would be expected to help fill the vacuum left by the removal of District Councils. This would probably mean mergers of small Parish Councils such as Chapel Allerton with other Parish Councils in order to make them sustainable. Would this be a good or bad thing?

The Chair has also been told that the saving of £400 million (if the third option is

adopted) is probably too high a figure.

Council was unenthusiastic.

Cllr Godwin-Pearson was asked for his views said that SDC favours option ii – saving money by amalgamating some services. He explained that SDC is financially sound and is very well run, but other Councils are in financial difficulties. It is these councils which favour option iii. He expects more full and open consultation before any decisions are made.

The Chair suggested Council agreed that one response was made on behalf of the Parish Council by the Chair and a letter sent explaining that Council had not been provided with any information with which to answer the question.

**RESOLVED:** That the Chair will respond on the Council's behalf and draft a covering letter to be submitted through the clerk.

### **15/20 Clerk's Report**

The clerk reported that Cllr Filmer had been actively trying to get the Green Waste collections resumed for the households that had been missed recently when the contracts changed. Some routes and days had altered, and consequently some confusion had resulted, but this is now being resolved. Residents are advised to check the Somerset Waste Partnership for the latest news.

### **16/20 Matters of Report**

Cllr Godwin-Pearson reported that at the bulk rubbish sites there are only two options for rubbish: a green waste skip and a mixed waste skip which is sent to land fill. This may change soon, so parishioners are advised to look at the Somerset Waste Partnership website for up to date information. Parishioners are being encouraged to keep recyclable items at their homes until recycling resumes again.

Cllr Godwin-Pearson reported that he spoke against a recent planning application for a gas-powered generator in Axbridge/Compton Bishop. This was refused by 6 votes to 5 and will be likely to go to the Planning Inspectorate. He stated that this will test the District Council's commitment to their Climate Emergency declaration and Carbon Neutral strategy.

Cllr Wallach reported on 15/20/00007 – an application for a hay barn at Chapel Allerton on the Mark Road. She had opposed the Application on behalf of Chapel Allerton Parish Council at Sedgmoor District Council Development Committee (Zoom). The Application was granted with conditions about lighting, a drainage plan and landscaping

**Meeting closed at 9.06pm**

**Next meeting will be Monday 20<sup>th</sup> July at 7.30pm at the Old School Room, Stone Allerton if lock-down rules allow and otherwise by Zoom.**