

CHAPEL ALLERTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council meeting held virtually by Zoom on Monday 5^h October 2020 at 7.35pm.

Present: Cllr P. Duggan-Rees (in the Chair) Cllr F Torrens-Spence, Cllr J. Blakemore, Cllr Wallach, Cllr R. Williams, the Clerk Miss C Harris.

7 parishioners were in attendance.

36/20 Apologies: Apologies were received and accepted from: County Cllr B. Filmer as he had another meeting, and District Cllr Godwin-Pearson whose wife was unwell.

37/20 Declarations of interest and dispensations
Cllr Wallach declared an interest in planning matter 15/20/00019

38/20 Minutes of Meetings held on 24th August 2020, and 4th September 2020
The minutes of these meetings were read and agreed.
Any matters arising were to be discussed later in the meeting.
RESOLVED: To accept these as a true record of the meetings with one amendment to an address for a planning matter.

39/20 Planning:

39/20.1 15/20/18 – For information only

39/20.2 15/20/00019

Cllr Wallach left the meeting at 7.42pm

Proposal: Full planning permission accommodation.

Location: Land to the rear of Taverners Cottage, Front Street, Stone Allerton, Axbridge, Somerset.

RESOLVED: To object to the proposal on the following grounds:

- The application does to meet the criteria for **Policy C02** – infill housing in the countryside (see below) .
- The development does not meet the requirements of **Policy D9** for “small scale self build in rural areas”, as the scale and nature of the development is not “appropriate to the size, accessibility, character and identity of the existing community.” The ridge height of the proposed house is 3 metres taller than the ridge height of Taverners Cottage 4 metres taller than the garden room at Taverners Cottage and 1.9 metres taller than Woodpeckers the bungalow on the east boundary of Taverners ground. The proposed house will also be visually intrusive from Stone Allerton Main Street, when going up the hill through the conservation area of the village. In May 2019 SDC Conservation Officer wrote that a plan for a house on Taverners Ground of the same height as the house in this

application, was undesirable because it would be “significantly taller than both existing properties to either side”, adding that “we should expect to see new additions to the conservation area to be respectful of the adjacent existing building heights.”

- The development does not meet the criteria of **Policy D19**. “Landscape, respects the qualities of local landscape and is sympathetic to its character and visual quality.”
- The application does not meet the criteria for **Policy D2** as insufficient consideration has “been given to historic character and assets particularly in the conservation areas.”
- This application undermines “the spacious and open character of Stone Allerton” which the Village Design Statement recommends should be retained. This is particularly important in the Conservation area.
- This application fails to satisfy the Village Design Statement Building guideline which recommends that “New infill development shall take account of the character, scale, design, and siting of neighbouring properties in order to retain and enhance the visual character of the street scene.”
- The proposed build is 1 ½ metres from the boundary with Woodpeckers, and 8 metres from this bungalow. Woodpeckers will be overshadowed by the new build leading to loss of light in the south facing rooms of the bungalow which provide the principal living space. Loss of privacy as a result of the close proximity of the new build will be aggravated by the probable loss of the boundary hedge and ash trees. The application involves lowering the level of Taveners ground by approx. 1 metre for 30 metres, running back from the front of Taveners ground. However the Arboricultural Assessment does not explain how the boundary hedge and 3 remaining ash trees will survive the removal of half their root systems. Council requests an independent assessment by SD tree officer. The hedge between Taveners and Woodpeckers is 3 metres tall and currently provides a screen between Woodpeckers and Taveners Cottage as well as from houses on the far side of Front Street.
- There are no plans showing the relationship of the new build or its garage to the boundary with one metre drop in height and Council does not think there is sufficient space for a retaining wall, a garage and turning space.
- There is no information on how Woodpeckers will be protected from subsidence resulting from the change in ground level between Woodpeckers and Taveners Ground or how rain water run-off from Woodpeckers will be managed, so as to prevent flooding of the proposed new build and garage which is required under **Policy D1** (surface water drainage.)
- The 1 metre excavation of front of Taveners ground (going back for 30 metres)

will change the ground level on the boundary between Taveners Ground and Taveners Cottage with potential consequences for the eighteenth century cottage, which does not have foundations. A retaining wall between Taveners ground and Taveners cottage will further reduce the width of the front of Taveners ground. Retaining walls on the east and west boundary have not been described in the plans, but need to be of conservation area standard. Council would like to see new walls in keeping with the retaining wall at the front of the property which will be demolished in the plan – ie local stone laid in traditional manner by a qualified stone-waller.

- The garden room at Taveners Cottage will be overlooked by a bedroom window on the west side of the new build, as will Taveners Cottage garden. Taveners Cottage is considerably lower than the proposed new build and will be overshadowed by the new build, particularly in winter months. Loss of privacy and light will be most pronounced in the glazed garden room at the back of Taveners Cottage.
- Plans do not show which way the double gates onto Allerton Main Street open. Council notes that inward opening gates block the turning bay which allows cars to exit the property in forward gear. Outward-opening gates conflict with the splay and with the gates at Taveners Cottage which are outward opening. (incorrectly shown as inward opening on the plans.)
- At the back of Taveners Ground, the proposed bio digester soak away runs into ditches and gardens of neighbouring properties which infringes criteria for **Policy D1** (surface water drainage). There is no information about how rainwater run-off from the garage roof will be managed.
- There is no information about whether the development will be self-build or custom build and the owner has not entered into any discussion about his proposal with the Parish Council or given a meaningful explanation as to why he needs to live in Stone Allerton. Council has been unable to discover any support for the application in the community.
- Plans are incorrect in describing the retaining wall along the front of Taveners Ground as “ruined”. It is in sound condition despite being neglected in recent years. Traditional walls of this type are a feature of the Stone Allerton conservation area. “The Conservation Areas of Sedgemoor” SDC guide states that, Main Street, Stone Allerton, “contains all the valued components of grass verge, stone rubble building and boundary wall with mature planting set in low density rural framework” which led to this part of the village’s designation as a conservation area.

Cllr Wallach re-joined the meeting at 7.42pm

39/20.3 15/20/00021

Proposal: Full planning permission for conversion of an existing outbuilding to

ancillary accommodation.

Location: Stone Allerton Farm, Stone Allerton Drove, Stone Allerton, Axbridge, BS26 2NR.

RESOLVED: To approve with condition that this converted building is only to be used as a Granny Annexe.

39/20.4 15/20/00022

Proposal: Works to trees in a conservation area.

Location: Manor Farm, Front Street, Stone Allerton, Axbridge, Somerset, BS26 2NN

RESOLVED: To approve with the usual conditions for trees.

5 Parishioners left the meeting

40/20 Outside bodies reports

The clerk read out a report from C Cllr Filmer:

- Corona Virus Update.
- School information on attendance and Corona Virus cases.
- School places – dates given for applications
- County Council Finances – Somerset has received a good report from the auditors
- Climate Emergency fund- information given about the grant funding available to apply for from £5,000 to £75,000
- One Somerset – Details of 4 meeting dates in October 2020 were read
- Library Services- iPads will be made available for 6 week loans free of charge for job-seekers from selected libraries including Taunton and Bridgwater
- The Somerset Fund - Grants of up to £2,500 available to apply for by Community Groups for unrestricted purposes.
- School Transport- voluntary face coverings on school transport buses will be encouraged although only mandatory on public transport

41/20 Accounts and Finance

Items for payment:

Clerk's standard hours, wages paid direct by Sedgemoor payroll dept	£224.72
Clerk's expenses, 1 month's Zoom subscription:	£14.39
Dale Plowman 9 village maintenance contractor)	£9.00

RESOLVED: To approve these payments

42/20 Footpaths and Highways – updates by the Chair

42/20.1 Footpaths – no updates but there will be one for the next meeting as the paths are scheduled to be walked later this month

42/20.2 Highways

42/20.2. i) Meeting with Liam Gill - The Chair has written to Liam Gill at Sedgemoor Highways and requested a meeting to discuss several highways issues. The Chair was asked to put these in writing and when this was done the response was that several of these need to be referred to County Highways at Somerset County

Council, including parapet and repairs to Washbrook Bridge, and speeding on Top Road.

42/20.2ii) Signage saying caution children or horses that was promised by Katherine Tyson was discussed again.

42/20.2iii) The Windmill car park – investigations have now confirmed that this area is a road layby owned by Somerset County Council and classified as adopted highway. SCC have stated that the poor surface will be repaired with road scrapings.

42/20.2iv) Top Road flooding – ongoing action by FWAG to improve land management practices of the field adjacent. Additional Flood Warning signs have been offered.

43/20 Ornamental Cherry Tree

The further die-back of this tree by the Memorial Cross was discussed, and it was concluded that the best solution was to remove the tree entirely.

RESOLVED: It was agreed to remove the tree and to consult on suggestions of what to replace it with.

Cllr Wallach undertook to do the planning application for permission to do this.

44/20 Chair's report

Nothing additional to report that wasn't covered elsewhere in the meeting.

Village Design Statement

Zoom meetings will be required to comply with Covid guidelines and the Parish Council was asked to cover the additional cost of some Zoom meetings up to £100.

RESOLVED: To pay up to £100 towards these meetings.

45/20 Windmill

Nothing to report that wasn't covered elsewhere in the meeting.

46/20 One Somerset

Cllr Filmer has mentioned the four information sessions that are scheduled for October

47/20 The Clerk's Report

47/20.1 Road closure - 27th October 2020, at Stone Allerton Drove for 24 hours from midnight.

47/20.2 SLCC Conference- The clerk reported that there is a virtual clerk's conference for a week from the 12th October 2020 at a cost of £30 and she requested to attend.

RESOLVED: To agree the £30 fee for the conference.

It was agreed that the clerk would advise members which sessions she wanted to join so working hours could be approved.

48/20 Matters of Report

Cllr Torrens-Spence reported that no one will be using the Old School Room for the foreseeable future due to the Covid restrictions.

A parishioner raised the issue of the Parish Council's planning comments regarding his application 15/20/00016. He stated that he felt that these comments regarding the proximity of a footpath to the proposed agricultural building were delaying the approval

for this application as the footpath has had to have a site visit to be inspected and measured. It was discussed that there were other official comments on the application that were more detailed about the footpath and so the Parish Council's comments were secondary to these.

The Chair undertook to ring the planning officer and clarify the Parish Council's position on this.

Meeting closed at 9.10pm

Next meeting will be Monday 16^h November 2020 at 7.30pm by Zoom.