

PRIDDY PARISH COUNCIL

**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD
ON WEDNESDAY 14th AUGUST 2013.**

**VENUE AND TIME OF THE MEETING: PRIDDY PRIMARY SCHOOL @
6.45pm**

		Present: Cllrs Alan Hutfield (Chair), Rachel Thompson, Kate Greet, Chris Dyke, Richard White, Lilly Neal, Sharon Sparkes; also in attendance Tom Killen and Alan Butcher (Clerk)	
	1	<i>Apologies for absence:</i> None.	
		<u>Site Visit.</u> The meeting adjourned to allow members to visit the site of the proposed hunt kennels, the subject of planning application 2013/1112. Councillors were welcomed by Mr Uphill, the landowner and representatives from the Hunt and shown around the site. Questions were put by councillors about the proposed dwelling, drainage, noise and vehicular access from Nine Barrows Lane. Councillors then returned to the school to continue the meeting.	
	2	<u>Public Forum:</u> The Chairman adjourned the meeting for a maximum of 15 minutes to allow public participation. Ten members of the public were present. Matt Clarke and Nick Furze asked about the proposed car park, whether a decision to proceed had been taken and about the costs of the proposal. The chair advised that the council had only agreed to submit a planning application at this stage and no timetable for any further work or any costings had been agreed. Matt Clarke expressed concerns about various aspects of the planning application for the proposed hunt kennels. These included the impact of the proposed buildings on an open	

		<p>countryside landscape, light pollution, the impact on footpaths and bridleway near the site, the impact on the archaeology of the area and the construction of a dwelling in open countryside.</p> <p>Nick Furze expressed concern about the proposed dwelling which was unlikely to be granted permission in other circumstances. Jean Mulchinock raised concerns about the noise from the hounds.</p> <p>Stuart and Marilyn McManus had written to the council raising a number of concerns including noise. This letter had been circulated to councillors.</p> <p>Brian Prewer advised that the site was within an important catchment area for waters sinking in local caves including Swildons Hole and arising at Wookey Hole.</p> <p>Dorothy Gibbons advised that the address given on the application as Eastwater Farm was incorrect. This mistake had now been corrected by Mendip DC and the consultation period extended until 3rd September.</p> <p>It was advised that there had apparently been no consultation with archaeological bodies about the proposal.</p>	
	3	<p><u>Declarations of Interest:</u> None.</p>	
	4	<p><u>Resolutions relating to the conduct of the Meeting.</u> Resolution to defer acceptance of minutes of the meeting held on 24th July 2013 and matters arising to the Parish Council meeting to be held on 4th September 2013 was agreed.</p>	
	5	<p><u>Planning:</u> a) Planning Application: 2013/1112. Conversion, extension and change of use of buildings to provide Hunt Kennels and stable, erection of dwelling, use of land for stationing a caravan, construction of sealed cesspit and ancillary works. Land at Eastwater Farm, Nine Barrows Lane, Priddy BA5 3BH for Mendip</p>	

	<p>Farmers Hunt, Bowery Bungalow, Priddy. It was noted that the proposed kennels would be leased to the hunt on a 25 year lease. There was some concern about the increased traffic in Nine Barrows Lane although the hunt had advised that this would not be significant. In answer to a question, Tom Killen advised that the proposed dwelling would be subject to an occupancy clause. Rachel felt that the application should be supported as it would bring money into the local economy. Sharon advised that, given the previous kennels adjoined an ancient monument, it was very unlikely that the proposed kennels would damage any adjoining archaeology. Kate said that there was no known archaeological remains within the proposed site and, as a matter of course, Mendip would require an archaeological survey. Alan H was concerned about the traffic and noise issues but felt the application should be supported. There were concerns about the size of the proposed dwelling but it was noted that the building also contained a meeting room which would double as welfare facilities for visiting staff. The chairman asked for a vote and the application was approved 6 in favour and 1 abstention.</p> <p>b) Planning Application: 2013/0274. Formation of car park area. Land adjoining village hall, Priddy BA5 3BE for Priddy Parish Council. The chairman confirmed that the council had only agreed to submit the application and would present the proposal, if approved, to a village meeting for further discussion. The application was approved 5 in favour, 1 against and 1 abstention.</p>	
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		<p>c) Planning Application 2012/2827. Notice of appeal to Planning Inspectorate against decision to refuse erection of a single dwelling at New House, The Green, Priddy reference APP/Q3305/ A/13/2201535. It was noted that the council needed to check and submit its representations in writing to the inspector by 30th August. The council's submission to be reviewed and the presentation to the planning board to be included. Alan H advised that a meeting had been held with Mike Dodd of New House to discuss an alternative proposal. Kate felt that councillors should only comment on the matter if a planning application was to hand.</p>	
	6	<p><i>Date and Time of Next Meeting:</i> An extraordinary meeting has been called for 22nd August to discuss further planning applications received and matters concerning the New Inn ACV. The next scheduled meeting is on 4th September 2013.</p>	

The meeting closed at 8.25pm.

Alan Butcher,
Parish Clerk,
17th August 2013.
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