

PRIDDY PARISH COUNCIL

Minutes of the Extra-Ordinary Parish Council Meeting
held at the Hunters Lodge Inn at 7:30pm on Wednesday 31st May, 2017

Present: Cllrs Kate Greet (Chairman), Alan Butcher, Chris Dyke,
Robin Maine, Barry Wilkinson (Vice-Chairman)

In attendance: William Newton Newey (Clerk)
Two members of the public (one from item 17/090)

PPC17/086

Apologies for absence

There were no apologies for absence.

PPC17/087

Declarations of Interest

Members are required to act in accordance with the Priddy Parish Council Code of Conduct adopted 6th July, 2016 (clauses 10 – 14) where a matter arises at the meeting in which he/she has a disclosable pecuniary interest or other interest as detailed in the Code. Unless a dispensation has been granted the member shall not participate in the discussion or vote on the matter or shall withdraw from the meeting as required by the Code.

Nil

PPC17/088

Public Forum

Mr Nigel Salmon, who was acting as agent for the application in respect of Hazel Manor Lodge, spoke in favour of the application. He explained that the estate had been created around an Edwardian house which had been destroyed by fire in the 1920s. Over the past twenty to thirty years, there had been extensive planting to of trees on the 260 hectares of the estate and there were extensive public footpaths. Four properties existed on the estate but it lacked a major dwelling. The proposed dwelling had been designed to fit the setting and the history of the site; the plans were influenced by the arts and crafts movement. The building would not have a high ridge height and the landscaping would reflect the Edwardian style of gardening. There would be a ha-ha to separate the gardens from the woodland. Mr Salmon realised this would be a new large house in the AONB but said that this reflected the history of the site and that, with the re-purposing of one of the existing buildings, there would be no net gain in terms of dwellings.

PPC17/089

Planning

- a) **2017/0482/FUL** – Replace residential conversion with new dwelling and construct first floor above estate yard to create ancillary accommodation – Hazel Manor Lodge Nordrach Lane Priddy Cheddar BS40 6LG

It was noted that councillors Greet, Dyke, Maine and Wilkinson had been on a site visit with Mr Salmon on Tuesday 30th May.

Cllr Wilkinson felt that the farmyard where the new dwelling was to be built did not fit the nature of the estate, especially with the tree planting, but also recognised that the application was contrary to the Mendip Local Plan.

Cllr Butcher was opposed to the application stating that he felt the application, based on a property which had burnt down almost ninety years ago, was tenuous. He also felt that application was for commercial gain. He noted that there had been concern when the planting of trees had started, creating a broad leaf forest where none had existed before. There had also been concern over the loss or closure of footpaths on the estate. Cllr Butcher was also concerned that whilst screened by the trees on most sides, the new property would be close to the escarpment and that it might be seen from the valley below. He noted that there had been an objection to another property further along the escarpment for the fact that it would affect the visual amenity. As the property was not to provide housing for workers on the estate, he believed it did not accord with the Mendip Local Plan.

Cllr Dyke said that she felt the proposed building would be an improvement. She felt that the house would be far enough back from the escarpment as to not affect the visual amenity. Cllr Wilkinson said that this appeared to be the same conclusion that Mendip AONB had reached in its letter about the application.

Cllr Maine also felt that the new building would improve the area and would not affect the visual amenity.

The Chairman said that she understood that a current small dwelling would be converted into a garage for the new house. She did not believe the fact of commercial gain was pertinent.

At a vote (four in favour and one against) it was resolved to support the application.

The Clerk was asked to make the following comments when informing Mendip District Council of the decision to support the application: "Whilst there were concerns about the escarpment aspect, it was accepted that the property would not be seen from outside the Hazel Manor estate. Though not in compliance with the Local Plan it was felt that the new dwelling would be appropriate to its setting and enhance the estate as a whole." There remained concern about public access and status of footpaths on the estate, with the belief that some had become or had been made impassable at the time of tree planting.

WNN

The Clerk as was to refer the matter to Mr Ruud Mantingh, Parish Paths Liaison Officer.

WNN

- b) **2017/0978/FUL** - Provision of balcony and new windows to bedroom and adjacent room Rock Cottage Nine Barrows Lane Priddy Cheddar BA5 3BH

At a vote (all in favour) it was resolved to support the application.

WNN

- c) **2016/2047/APP** Application for approval of details reserved by conditions 4 (external facing materials - sample panel), 5 (external facing materials of the walls and the roof), 7 (Arboricultural Method Statement), 11 (land contamination) and 12 (Contamination - controlled waters) on planning permission 2016/0328/FUL | Communication Station Hill Farm Road Priddy Cheddar Somerset **was noted.**

- d) **Appeal APP/Q3305/D/17/3169841** Higher Eastwater Farm, East Water Lane, Priddy, Cheddar BAS 3AX; the dismissal of the appeal **was noted.**

PPC17/090

Parish Council Matters

- a) **To receive a quote for the refurbishment of the Nordrach finger post.**

Cllr Butcher said that he had received a quote from the Cardic Foundry in Chard (via Somerset Forge in Easton) for new fingers at £355 per finger. The post required three new fingers making a total cost of £1,065. Mr Ben Selway had agreed to shot blast and re-paint the post itself in situ but Cllr Butcher did not have a confirmed quote for this work. The Clerk said that he had noticed the finger post seemed quite short and wondered if the earth had been banked up around the post or if it had lost part of its lower section. Mr Selway would be asked to check the height of the post.

Cllr Butcher undertook to try to get a quote from Mr Selway so that the next meeting of the Council could agree the expenditure on the Nordrach finger post.

AB

- b) **To consider ActTanGent Festival at Fernhill Farm, Compton Martin**

Cllr Wilkinson said that he had been approached by a resident with concerns over an increase in the size of the Festival. A letter had been sent by organisers to neighbouring properties stating that there was an intention to seek a new licence for the Festival. Traffic and noise had been the cause of the neighbours' concerns.

Cllr Butcher wondered if the ArcTanGent Festival was the successor to the Big Green Festival which had produced complaints in terms of noise and people sleeping rough in the neighbourhood.

The Chairman read the relevant section from the letter sent out by organisers. The intention was to increase the size of the Festival from 7,500 to 9,999 people. There would be no changes in stages or sound systems but there would be changes in the campsite and food serving times. There would be no sound after 11:00pm

Cllr Butcher was concerned that it was not just the organised stages which could cause a nuisance but the use of other sound systems.

Nothing had appeared on the Mendip District Council Licensing page in terms of a licence for the Festival.

The Clerk was asked to check the status of the licence with Mendip Licensing Department.

WNN

- c) **To receive an update on issues relating to Mendip Farmers' Hunt Kennels**

The Clerk said that he had been in contact with the Enforcement Team at Mendip District Council and that the answer had been the same as had been received previously; the Enforcement Officer felt that there was no action which he could take. The Clerk had also spoken to Environmental Health and the Officer had researched the conditions as to the vocalising of the hounds. The Environmental Health Officer would be willing to investigate any complaints about noise nuisance which were made to him. It was noted

that the Nuisance Diary pro forma was on the Parish Council website. In terms of light pollution, unless this directly affected a neighbour, the Environmental Health Officer felt that there was little that he could do. He did suggest, however, that if it was a wider question of disruption of the natural environment (adverse effect on bats etc.) and dark skies, the Parish Council could approach Natural England.

Cllr Wilkinson reported that a new mesh fence had been erected recently and that the area enclosed was being used by the Hounds.

Cllr Butcher felt that the Parish Council should ask the Enforcement Team to confirm that all conditions had been fully discharged and agreed to draft notes for councillors to consider before making the request.

It was agreed that the subject be included on the agenda for the next Parish Council meeting.

d) **To receive an update on Greenhill Post Box**

The Clerk reported that Royal Mail could not find the hole in the ground into which the pole for the post box had been set. They had further stated that if a new hole was required, they would need to seek planning permission. If permission were required, the Royal Mail had suggested an alternative roadside location at turning on to the Upper Village Green (leading to the Church, Hall and School). Cllr Dyke said that the hole was still extant and could be identified by the small clump grass growing out of the tarmac.

Councillors did not feel the alternative location suggested by the Royal mail would be appropriate. Cllr Dyke was asked to mark the location of the hole to aid Royal Mail in the installation of the new post box.

PPC17/091 **Matters of Report**

a) **Static Caravan, former site of stone barn , Wells Road, Priddy**

Cllr Butcher noted that a static caravan had appeared at this location where a new property was to be built. The Clerk was asked to check there was compliance with Planning requirements for this caravan to be on site.

b) **Addresses on Planning Applications**

Cllr Maine was concerned that planning applications received from Mendip District Council continued to have erroneous addresses. The Clerk stated that he had raised this as part of his complaint that the papers for the Hazel Manor Lodge application had been received so late from Mendip District Council that, as an extension of one day would not be granted by the Planning Team, the Extra-Ordinary meeting of the Parish Council had to be arranged. In relation to addresses, the Clerk had been told, as had the Chairman and Cllr Dyke at the last Mendip Parish Forum, that this was down to the addresses having been taken from the national gazetteer. He had further been told that there was project underway to correct addresses.

c) **Pincross History**

The Chairman drew councillors' attention to the fact that Mr Albert Thompson had submitted his report on the history of Pincross and that it would continue to be circulated before consideration at the meeting on 7th June.

PPC17/092 **Date and Time of Next Meeting**

The next scheduled meeting: Wednesday 7th June at 7:30pm

The meeting closed at 8:27pm

Signed
(Chairman)

7th June, 2017

William Newton Newey
3rd June, 2017
parish.clerk@priddyparish.org