

PRIDDY PARISH COUNCIL

Minutes of the Parish Council Meeting

held at the Hunters Lodge Inn at 7:00pm on Wednesday 16th December, 2015

Present: Cllrs Kate Greet (Chairman), Tina Bath, Alan Butcher, Judith Coles, Chris Dyke, Robin Maine, Barry Wilkinson

In attendance: William Newton Newey (Clerk)
Four members of the public

1 Apologies for absence

None

2 Public Forum

No matters were raised by the members of the public present.

3 Declarations of Interest

Members are required to act in accordance with the Priddy Parish Council Code of Conduct dated 1st August 2012 (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.

Cllr Bath 4(a)

Cllr Coles 4(b)

4 Planning Applications

- a) **2015/2818/FUL** – Erection of a agricultural workers dwelling associated landscaping works – Beech Farm, Yoxter Road, Priddy, Cheddar BS40 7XP

The Council unanimously agreed to support the application.

- b) **2015/2880/PAO** - Change of Use of an Office Building to one Dwelling House – Estate Office, Hazel Manor Lodge, Nordrach Lane, Priddy, Cheddar, Somerset BS40 6LG

The Clerk reported that paper copies of this application had not been received and it was thought that was because of the fact that it was a 'Priory Application Change of Use'. The Parish Council would not be a consultee in this type of application. As no significant change was proposed to the exterior, the Council felt that there was no adverse comment to be made.

It was resolved (5 votes in favour, 2 abstaining) that Clerk should record on the planning portal that the Council had considered the application and there were no adverse comments.

- c) **App/Q3305/W/15/3138647** – Appeal in respect of 2015//0596/FUL – Erection of Detached Dwelling to Replace existing Stone Barn, Land at Wells Road, Priddy

The Chairman reminded the meeting that the Council had supported the original application and that she was surprised that, given the amount of local support, the application had not been taken to the Mendip District Council Planning Board. It was confirmed that the Ward Councillor had requested the application be considered at the Planning Board but, in accordance with the District Council's protocol, the decision not to consider the application had been taken by the Chairman of the Planning Board.

The Chairman then said that, in accordance with the protocol previously agreed, the Council would be able to amend or add to its original statement of support.

Cllr Wilkinson suggested that sections 6.114 and 6.118 (contained in Development Policy 12: Rural Exception Sites) of the Mendip Local Plan Part I (2006 – 2029) might be cited in support of the application. Cllr Butcher said that the sections were not framed in respect of single dwellings but small scale developments of affordable homes such as Reeves Paddock. (He asked that affordable local housing was included on a future Council agenda and the Chairman noted that there was a link to the article about a Parish Plan in the next edition of the Parish Newsletter.) Cllr Butcher said that he was concerned about setting a precedent by supporting applications such as the one under consideration. It was agreed that the sections were not applicable given the nature of the proposed dwelling and the fact that no "occupancy restriction" was being proposed.

The general support of local residents was noted and a draft statement in support of the appeal (circulated in advance of the meeting by the Chairman) was discussed. The statement was accepted with an amendment to the wording of paragraph 6.

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On the proposal of Cllr Coles, seconded by Cllr Dyke, it was resolved (5 votes in favour, 1 against, 1 abstaining) that the statement in support of the appeal be sent to the Planning Inspectorate.

5 Matters of Report

a) Gravel Area in front of The New Inn

Cllr Butcher noted that fresh gravel had been imported and the area levelled. The Chairman replied that this had been undertaken by Mr Tom Owen on behalf of Milou Ltd. There was concern about the area toward the old phone box and it was reported that Mr Owen had been told that Milou Ltd would not pay for another half load. It was wondered if this area was Highways responsibility

b) Wall Outside Yard House / Bus Shelter

Cllr Wilkinson said that the occupants of Yard House had declined the offer of having the low wall rebuilt. Of greater concern was the higher section of wall (end of old outhouse) and it had been suggested that rebuilding of this wall might comprise part of the proposed Bus Shelter?

c) Flagpole

Cllr Wilkinson said that he had had not been contacted by Milou Ltd in respect of the Flagpole. The Chairman said that she had spoken with Cllr Maine after a call from Milou Ltd and Cllr Maine said that the visit to the flagpole had been so brief that he had not seen those sent to deal with it. Cllr Butcher said that the rope pulley remained stiff and that he had concerns about flying the flag on Boxing Day.

Cllr Wilkinson undertook to contact Milou Ltd and to arrange a further visit.

6 Date and Time of Next Meeting

The next scheduled meeting: Wednesday 6th January, 2016.

The meeting closed at 7:41pm

Signed
(Chairman)

6th January, 2015

William Newton Newey
22nd December, 2015
parish.clerk@priddyparish.org