

PRIDDY PARISH COUNCIL

Minutes of the Extra-Ordinary Parish Council Meeting held at the Hunters Lodge Inn
at 7:30pm on Thursday 25th April, 2019

Present: Cllrs Alan Butcher, Chris Dyke, Mark Leach, Robin Maine and Barry Wilkinson (Vice Chairman)

In attendance: William Newton Newey (Clerk)
One member of the public

PPC19/062 **Apologies for absence**
Cllr Oren

PPC19/0063 **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.

Cllrs Butcher and Maine declare an interest in item PPC19/064a

PPC19/064 **Planning**

- a) **2019/0736/HSE** Erection of single storey rear extension. The Old Byre Priddy Green Priddy Wells Somerset

Cllr Leach and Wilkinson asked Cllrs Maine and Butcher for an explanation of the plan submitted with the application. It was explained that the proposed extension would attach to the existing utility room and barn. It would be below the roof height of the barn.

Cllrs Maine and Butcher left the room.

The meeting felt that the proposed extension was relatively small and would not be visible.

At a vote, it was resolved to support the application.

Cllrs Maine and Butcher re-joined the meeting

- b) **2019/0596/FUL** Erection of single dwelling and detached garaging New House Priddy Green Priddy Wells Somerset

The Chairman adjourned the meeting to allow the applicant to speak

The applicant read a statement from the planning consultant. Permission had not been granted by Mendip District Council as the land was not included in the original 2016 permission. Additionally the garage had been associated with the exiting house and not the new dwelling. The statement that the garage would be roofed with cedar shingles was also incorrect. The Section 72 application had failed due to the land discrepancy.

The proposal was that the garage would be roofed with reclaimed double roman tiles, as was New House and the proposed new dwelling. Moving the new dwelling by a metre was simply to allow better access between New House and the new dwelling.

The Chairman reconvened the meeting

The Chairman reminded the meeting that that this was an entirely new application and that only the current application could be considered. He continued to outline the history of the site, including the Policy of the Greens issued by the Council in 2016 following the granting for a new dwelling on the site at Planning Appeal and the granting of an easement by the Council across the Green for the new dwelling as the Planning Inspectorate had permitted the development.

During discussion, it was established that the current Planning Permission expired in November 2019 and that while it included the garage, the roofing material was different in the new application.

Cllr Leach felt that Mendip District Council should be reminded of the Policy in respect of the Village Green. He wondered if the site could still be used for affordable housing which would meet the needs of the local community.

Cllr Dyke felt that the District Council was likely to approve the application given the history of the site. In that case, having a bigger gap between the dwellings seemed sensible.

Cllr Wilkinson was not concerned about the proposed relocation of the new dwelling by one metre abut remained concerned about the proximity of the garage to the Green.

Cllr Leach queried whether the easement would remain valid as this was new planning application. The Clerk was of the opinion that this did not materially alter the deed which had been completed by the Council and the applicant.

At a vote, it was resolved to leave the decision with the Planning Department of Mendip District Council.

The Clerk was asked to include the Council's Policy on the Village Green in the response to the consultation.

- c) **2019/0655/HSE** Extension to the rear of the bungalow Ousel Lodge Wells Road Priddy Cheddar BA5 3AZ
The proposed extension was felt to be in keeping and not intrusive. It was understood that the neighbours of the property had expressed no concerns. Concern was expressed that the addition of another bedroom to the property would mean the loss of another small dwelling in the Parish.

At a vote, it was resolved to support the application.

PPC19/045

Financial

The following payments were authorised and cheques signed

- a) **Priddy Village Hall** [Venue Hire] £72.00
b) **Images by Hand** [Map for Village Green] £600.00
The final design of the board would be discussed at the next meeting of the Council. Cllr Leach noted that the payment included free update to the map for three years.
c) **Mrs P Lloyd** [Internal Audit] £50.00.
This was a replacement cheque as the previous cheque issued had been rejected by the recipient's bank for the use of roman numerals in the date.

PPC19/046

Matters of Report

- a) **Barns at Eastwater Lane**
Cllr Wilkinson noted that work had started and felt that a watching brief should be maintained.

Fly Tipping

Fly Tipping at Townsend was noted. Cllr Dyke had inspected the material and found it to be a chair and garden waste. Mendip District Council would be contacted to arrange removal. It was noted that the recently purchased waste bin need to be installed at Townsend.

- b) **Defib Training**
Cllr Wilkinson confirmed that he was not standing for election to the Council. He hoped that the Council would continue to try and arrange a course or courses in respect of the telephone box Defib. Cllr Wilkinson offered to continue the checks on the defib and to help with other projects such as Townsend Pool. The offer from Cllr Wilkinson was gratefully accepted.

- c) **Malicious Letter**
Cllr Dyke tabled a letter which had been received by a local resident. It was confirmed that this matter had been referred to the Police. It was agreed that it would be included on the agenda for the Annual Parish Meeting.

- d) **Uncontested Election**
The Clerk reported that he had received the results of the uncontested election for Priddy parish Council from the Returning Officer. There would be four vacancies on the Council.

PPC18/047

Date and Time of Next Meeting

The next scheduled meeting: Wednesday 15th May, 2019 at 8:00pm [Annual Meeting]

The meeting closed at 20:41

Signed
(Chairman)

15th May, 2019