

Priddy Parish Council

COUNCIL MINUTES

An Extra-Ordinary Meeting of the Parish Council held on **Tuesday 15th December 2020**
at **7:30pm** by Zoom Virtual Platform

Present: Cllrs Alan Adams, Alan Butcher (Chair), Chris Dyke, Janita Glass, Mark Leach

In attendance: William Newton Newey, Parish Clerk

PPC20/162 **Apologies for absence:** Cllr Andrews, Cllr Thompson MBE

PPC20/163 **Declarations of Interest:** None

PPC20/164 **Public Forum**

There were no members of the public present.

PPC20/165 **Planning**

2020/2442/FUL Erection of an Agricultural Workers Dwelling. King Down Farm Velvet Bottom Charterhouse Cheddar BA5 3BR

The location of the proposed building on Priddy Hill was identified though it was noted that the addressing on the application was again erroneous.

Cllr Adams queried why, as the business had been running for a number of years, a dwelling was now required. Cllr Butcher noted that there had been a change in the business and that it appeared that weaner pigs were no longer kept at the farm with them being transferred to pig arks but that the pigs were now kept in two large sheds at the top of the hill. Cllr Glass noted that the barns at Kingdom Farmhouse had been turned into human accommodation. Cllr Adams noted that the pig rearing enterprise was now part of larger concern and that the original business based on the farm had been dissolved some twenty years ago.

Cllr Glass was concerned that previous experience of this type of application, where livestock was involved, saw the restriction flouted and the disappearance of the livestock, whose welfare was the cause of the application, disappear.

Cllr Leach was concerned about the independence of the report submitted with the application. He also felt that the design and access statements were unsatisfactorily sparse. Cllr Leach also felt that the application ignored national planning policy and that there was already a property for rent within half a mile. He questioned why such an enterprise would be set up without provision for 24-hour attendance. He was concerned that the restriction included in the application was so vague as to be unenforceable. There was also a concern that there would be continued rights in respect of a tied property if the worker who occupied it retired.

Cllr Butcher felt that much of the application was very vague. The overall size of the building was given but there was a need for detail as to internal layout. It was felt by the meeting that the design was ambiguous. There seemed to be an indication that a garage might be built next to the new building. The building would be very prominent in the landscape and seen from the opposite side of the valley.

A further concern was expressed about the lack of information as to how sewerage and foul water would be dealt with.

Councillors were also concerned about the current state of the farm and the smell that it produced.

It was resolved to recommend that the application was rejected.

The Clerk was asked to note the following in the response to Mendip District Council: Insufficient details in the application, the independence of the independent statement, that there was a property close by available for rent, the weakness of the user restriction, the indeterminate nature of details such as the internal layout of the building and the disposal of sewage, that the building would be prominent in the landscape and there were no plans for trees or other screening.

PPC20/166 **Parish Council Matters**

a) **Bridleways and Restricted Bridleways**

There had been complaints of misuse of bridleways by owners of 4 x 4 vehicles during the night. The bridleway in the parish was that associated with Eastwater Lane. It was noted that Cllr Thompson had circulated an email from Somerset County Council but that progress seemed rather slow.

The discussion was then widened to include Dursdon Drove. Cllr Glass noted that the

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weekend of 11th to 13th December had been quiet. Cllr Adams noted that the incidents seemed random and sporadic. Cllr Glass said that there were often lights (more than normal on a vehicle) and, the following day, lots of litter. She also reported that a pool of blood had also been found, which it was suspected was from a butchered deer.

Cllr Glass said that she had spoken with a motorcyclist during the day who stopped riding their motorcycle and had pushed it to the end of the Drove. It was questioned if there could be some form of night time restriction on Dursdon Drove.

It was agreed that the subject of the inappropriate use of bridleways and Dursdon Drove would be included on the agenda for the January meeting of the Council

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b) **Newsletter**

The draft of the Parish Council newsletter was agreed. Cllr Butcher proposed a further item suggesting a post Covid-19 celebration on the Village Green and this was agreed. The clerk said that the Newsletter would be posted by Saturday 19th December.

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PPC20/167 **Financial**

To authorise the following payments

- b) Heater for Phone Defibrillator Cabinet [Mr B Wilkinson] (£28.19)

PPC20/168 **Matters of Report**

There were no matters of report

PPC20/169 **Date of Next Meeting: Wednesday 6th January 2021** 2021

This meeting would also be held virtually on the Zoom platform

The meeting closed at 7:58pm.

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(Chairman)

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(Date)

William Newton Newey, Parish Clerk
24th December 2020