

MINUTES OF THE BROMPTON REGIS PARISH COUNCIL MEETING HELD AT BROMPTON REGIS VILLAGE HALL ON WEDNESDAY 6TH SEPTEMBER 2017

90 PRESENT

Miss S. Newton (Chairman), Mr. I. Abel, Mr. J Andrews, Mr. S. Coates, Mrs T. Jones, Cllr. F. Nicholson, Mr. P. Page, Cllr. Keith Turner, and Mrs. S. Buchanan (Clerk).

Five members of the public.

91 APOLOGIES FOR ABSENCE

Mrs J. Scott.

92 DECLARATIONS OF INTEREST

93 MINUTES OF THE MEETING HELD ON 2ND AUGUST 2017

Councillors were invited to comment on the draft minutes, which had been circulated prior to the meeting. No comments were made and the minutes were proposed (Mr. I. Abell), seconded (Mr S. Coates) and unanimously **APPROVED** as a correct record and signed as such.

94 MATTERS ARISING

94.1 Street Lighting Storridge View

The Clerk reported from a meeting with residents and MAGNA at which MAGNA had agreed to install two solar powered lights. The Chairman reported that the request to MAGNA to clear vegetation around the street light had not been completed and a reminder would be sent.

94.2 Bessom Bridge parking

The Chairman reported her conversation with the community police officer, Charlie Fitzpatrick which had concluded that: existing police powers were sufficient to address problems in the area, that a Public Spaces Protection Order was not at this moment in time necessary, and that he would raise with SW Lakes Trust the installation of an emergency phone at Bessom Bridge and the need for clearer directional car park signs.

95 CORRESPONDENCE

95.1 Email from Mrs Stringer re small works in the parish

Mr. Page reported that better relationships with the Highways Authority had reduced the need for small works related to drainage and other highways matters. Other small works are needed. The Millennium Green will contract with a local provider to undertake works in and around the Green and, as part of that work, 'Short Cut Path' will be maintained. Mr. Page advised that in this context the Millennium Green intends to apply for a grant from the Parish Council.

Members of the public noted that small works to the West of Bessom Bridge had been important in managing flooding. Councillors advised that the Highways Authority is working with SW Lakes Trust to survey and clear drainage into the lake which it is hoped will ameliorate the problem. The Chairman reported that hopefully a volunteer has been found to help with the maintenance of the Village Pound.

ACTION: CLERK to send a response to Mrs Stringer.

95.2 Exmoor Consultative and parish forum 14th September

Councillors had received an invitation to the meeting to be held on 14th September.

95.3 Highway wardens meeting 12th September

The Chairman advised that Mrs Abell, as parish Highways Warden, would attend this meeting and invited suggestions on issues to be raised there and it was **AGREED** that problems related to hedge overgrowth onto roads be raised, together with the locations at which salt should be delivered. It was **AGREED** that awareness of landowners' responsibilities re hedge cutting on roadsides might usefully be addressed in an article in the Brendon Beacon.

ACTION: CLERK to draft an article.

95.4 Salt box damage

The Chairman reported that the box near Cophole had been damaged, apparently during the Highways Authority verge/hedge clearance works and that, on reporting this, the Parish Council was advised that as liability for damage could not be proven should replacement be needed the costs would fall to it. Councillors expressed concern and welcomed news that a repair would be attempted by the local Highways personnel.

96. UPDATES FROM COUNTY AND DISTRICT COUNCILLORS

Cllr. Nicholson reinforced the importance of the Highway Wardens meeting in locating salt supplies and addressing other matters.

The Chairman, and members of the public confirmed, significant concerns that certain classes of vehicle used for domestic purposes are no longer able to use local recycling centres. Cllr. Nicholson **AGREED** to look into this. Cllr. Turner also **AGREED** to take these concerns to the relevant body.

Cllr. Turner updated the meeting on initiatives in West Somerset, including Empty Homes Week, the development of new commercial units and social housing in Minehead, and the merger of Taunton Deane and West Somerset Councils.

Mr. Page asked if any progress had been made on improving mobile phone coverage in the parish. Cllr. Nicholson and Cllr. Turner had no information to share.

97 PLANNING

97.1 Applications 6/3/17/114, 6/3/17/113 and 6/3/17/111

After discussion, Councillors **AGREED** that the proposed works were essential and that the response of 'no objection' be submitted on each application.

ACTION: CLERK to submit responses of 'no objection'.

97.2 Application 6/3/17/112

The Chairman invited the applicant to address the meeting and he outlined the work undertaken with the Exmoor national park Authority (ENPA) to identify a suitable site for the proposed agricultural workers' dwelling and that ENPA had favoured a site which was not the applicant's favoured site. He advised that discussions with ENPA had also considered the pros and cons of development of either a one or a two-storey building.

The Chairman invited members of the public to question the applicant and comment on the application. A series of questions from members of the public focussed on whether the applicant had rights of access for residential use on Trotts Lane and Kings' Brompton Farm Drive, the implications for the proposal if those rights do not exist and the implications for other users of those routes if rights of residential access do exist. Members of the public questioned the need for an agricultural dwelling at Combeland.

The Chairman advised Parish Councillors that Mr. Page had asked that any Councillors who had conversations with applicants prior to a meeting to consider the Council's response to an application report this over and above the required declaration of interests. Mr. Coates and Mr. Andrews commented that the Council's business is transparent, and the Chairman noted that it is common for residents and applicants to contact Parish Councillors regarding planning applications.

The Chairman invited Councillors to review the application and the Council's responses (March and April 2017) to the previous application on the site.

Councillors discussed and questioned the applicant as to whether alternative locations for the proposed dwelling were possible and the applicant advised that a number of alternatives had been discussed with ENPA which had concluded by favouring the location for which an application has been submitted.

Councillors welcomed comments from the applicant that, if the application is approved, it is intended that the farm business will maintain and improve the main access route of Trotts Lane (including creating a passing place) to enable permitted usage and that local residents' concerns about drainage have been addressed.

Councillors discussed the design of the proposed building and their response to the previous application that a single storey building would be more appropriate. The Chairman referred to the current Draft Landscape Character Assessment Supplementary Guidance. Mr. Page stated that he could not support a two-storey building. All other Parish Councillors present supported the design as presented in the application. Further discussion considered the

potential for redevelopment of existing buildings to provide an agricultural workers' dwelling and in doing so noted the size of the existing buildings and the applicant's advice on usage of the buildings.

The following points were **AGREED** for submission to ENPA.

Brompton Regis Parish Council supports this planning application on the following grounds.

1. *There is a need for a strong rural economy on Exmoor which includes the development of farming businesses as set out in the business appraisal supporting this application.*
2. *The business appraisal indicates that the farm business is financially viable in the long term.*
3. *There is a proven, functional need for a full time agricultural workers' dwelling. The site at Combeland will mean this section of the business can be used with the benefit of on-site security and the provision of improved animal welfare and it is likely that a dwelling may lead to improved visual amenity of the entire site.*
4. *We have supported the case made by Exmoor Young Voices for provision of suitable housing that can enable young people to remain living and working on Exmoor.*
5. *The net floor space is appropriate and justifiable for a principal agricultural workers' dwelling, which requires a good utility room and office to assist in running the farm business.*

However, we consider the design of the proposed dwelling is not reflective of the setting. One Parish Councillor feels strongly that only a single storey building is appropriate and that a proposal for a two-storey building cannot be supported on the proposed site. Other Councillors are supportive of the building design within the site.

6. *We are pleased to see the proposed use of Trotts Lane for access, and not the ford. However, neighbours and Councillors feel strongly that clarification is needed on the legal status of the applicant's proposed residential use of both Trotts Lane and King's Brompton Farm Drive.*

If residential use of these routes is permitted, the Council has noted that Exmoor National Park Authority is responsible for ensuring and monitoring the suitability of both routes for all permitted usage.

If residential access is not permitted the alternative available would be the ford, which the Council does not support.

Whether or not the applicant would have the right of residential use of Trott's Lane and King 's Brompton Farm Drive, the Council would prefer that for the benefit of all concerned the long term solution would be the creation of a new access through the applicant's fields from the top of King 's Brompton Farm Drive.

7. An approval of this application must ensure a clear and distinct linkage between the agricultural worker's dwelling and the agricultural activity on the site which itself must be continuous and require a worker to live in close proximity.

8. The Council understand that drainage, slurry and waste management issues associated with the application, if approved, must be fully addressed and a plan of action be approved by the Environment Agency before construction can start, and that the plan must address issues that will arise during construction.

9. We deem that an ENPA members' site meeting is required to deliberate the application, and that this is justified by objections submitted by neighbours to the ENPA and by the Parish Council's awareness of local concerns expressed about access and environmental issues.

ACTION: CLERK to submit the Council's response.

The Chairman concluded discussion by noting that ENPA as the planning authority will consider all responses to the application and that if the application is considered by the ENPA Planning Committee members of the public who have submitted responses to the application should attend and make their views known.

97.3 Consultation on the ENPA draft landscape character assessment supplementary planning document

The Chairman outlined the purpose of this document and highlighted the section relating to the Brendons. All Councillors had been sent a link to the document. It was **AGREED** that no response be submitted.

98 FINANCE

98.1 RoSPA fee for play equipment inspection

Mr. Page, as Chairman of the Millennium Green Trust, requested a grant from the Parish Council to pay for this inspection. Mr. I. Abell proposed and Mr. S. Coates seconded this proposal and this was unanimously **AGREED**.

98.2 Clerk's salary

The Clerk reported that the annual agreed salary is paid using HMRC software through the PAYE system and complies with all necessary HMRC requirements. Councillors endorsed this approach and the associated payments to the Clerk.

99 HIGHWAYS ISSUES

Mr. Page noted that a road closure is signed near the Eastern end of the village.

100 ANY OTHER BUSINESS

100.1 Triathlon 2018

The Chairman reported that a new triathlon is proposed for June 2018 on dates which will coincide with Treborough Horse Trials. She has contacted the organisers to request information. Councillors expressed concern that the SW

Lakes Trust has not advised the Council of this plan and that the Council has not been consulted on the plan.

100.2 Works near the access road to Wimbleball

Mr Page asked what the purpose of these works is and Mr. Andrews advised that they are to provide a new water main, linking with the previous works undertaken beside Ruggs Hill.

101 DATE AND TIME OF FORTHCOMING MEETINGS

Wednesday 4th October 2017

Wednesday 1st November 2017

Starting at 7.30.pm at Brompton Regis Village Hall.

The meeting closed at 8.15pm.

Signed:.....Chairman, Brompton Regis Parish Council

Date:.....