

MINUTES OF THE BROMPTON REGIS PARISH COUNCIL MEETING HELD AT BROMPTON REGIS VILLAGE HALL ON TUESDAY 11TH JULY 2017

65 WELCOME

The Chairman welcomed councillors and members of the public to the meeting. The meeting replaced that scheduled for 5th July 2017 which had not been quorate.

66 PRESENT

Miss S. Newton (Chairman), Mr. I. Abel, Mr. S. Coates, Mrs T. Jones, Mrs J. Scott, and Mrs. S. Buchanan (Clerk).

Eight members of the public: R. Cowling, T. Davies, S. Elsdon, P. Collins, D. Headley, C. Pounder, K. Steer, P. Stringer.

67 APOLOGIES FOR ABSENCE

Mr. J Andrews, Mr. P. Page, Mrs F. Nicholson.

68 DECLARATIONS OF INTEREST

None.

69 MINUTES OF THE MEETING HELD ON 7th JUNE 2017

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

70 MATTERS ARISING

70.1 Post Office temporary closure

The Clerk outlined steps taken to register complaints at the temporary closure and request that should such a situation occur in future that a mobile post office be considered.

70.2 Historic signposts project

The Chairman and Jackie Smith have so far repainted six historic signposts in the parish. The Chairman noted that while work has been underway a number of local residents have welcomed the renovations, including one who donated funds to the works. The meeting endorsed the value of the works and recorded thanks to the Chairman and Jackie Smith.

70.3 Bury Bridge

The Chairman reported that contact has been made with Exmoor National Park Authority regarding guardianship of the bridge.

71 IRONMAN

71.1 Ironman 2016

The Chairman reported that in response to parking provided by Mr. Lawes in 2016 Ironman had donated £1,100 which Mr Lawes has generously donated to the parish with the following suggested distribution:

- Millennium Green: £225
- Brompton Regis Church: £325 with the suggestion that this sum be used to support upkeep of the churchyard
- Brompton Regis Village Hall: £475 with the suggestion that the sum be used to encourage greater use of the hall
- Withiel Florey church: £75.

The Council recorded thanks to Mr Lawes for his generosity. Mr. I. Abel proposed, Mrs. J. Scott seconded and it was unanimously **AGREED** that suggested distribution be made.

ACTIONS: Clerk to distribute monies as set out above; Chairman to write to Mr Lawes recording thanks and setting out the agreed distribution.

71.2 Ironman 2017

The Chairman reminded the meeting that Ironman will not be held in the area in 2018 and invited comments about arrangements in 2017. None were made.

72 UPDATES FROM COUNTY AND DISTRICT COUNCILLORS

In the absence of Cllrs Nicholson and Turner there were no updates.

73 PLANNING

73.1 Application 6/3/17/108LB, Bury retrospective application

Mrs. T. Jones described the site and application. Councillors **AGREED** that no comment be made.

73.2 Application 6/3/17/109, Combeland

The Chairman invited and Mr. Cowling, the applicant, described the content of and justification for the application for a new agricultural building highlighting the following points.

- Change in the level of use of the 110 acres of land around the proposed building
- Steps to reduce transport to and from the site and create a sustainable unit of land and buildings where feedstuffs grown on the land are stored in buildings and used to feed cattle housed there during the winter.

The Chairman invited questions from the public to Mr. Cowling and the following points were addressed:

- The intention that waste on site is generated by use of the buildings and land at Combeland (i.e. string and plastic)
- A tractor and loader on site will reduce traffic to and from the site and it is intended that this will mean reduced traffic flow to and from the site
- Access routes to be used are those now in use and the pattern of reduced use of the ford will continue

- Ongoing vandalism to the old dairy building makes it difficult to use while the existing large building is used and will be used if the new building is approved
- Surface water and foul water run off is not expected to increase because the proposed building will cover the existing yard and dry feed and straw bedding will be not create foul water
- The proposed building will reduce pressure on land and buildings at Rugglands and enable the farm business overall to support an increase in cattle numbers.

The Chairman asked Councillors to consider if the application is justifiable and if the design and location are appropriate and the following comments were made:

- the application promises to make better use of existing buildings and support the farm business
- welfare for livestock would be improved and transport to and from the site reduced
- neighbours' concerns that increased use of the site will create foul water run off and slurry are addressed by the business plan to feed cattle housed in sheds with hay and to provide straw and deep litter bedding
- neighbours' concerns that traffic flow will increase are addressed by a reduction consequent on housing a tractor and loader on site
- that the condition of the ford be protected as far as possible
- the proposed building is in the centre of the existing buildings area and is acceptable
- the design of the building is for a standard agricultural building and is acceptable.

The Chairman summarised the discussion and it was unanimously **AGREED** that the following submission be made to the planning authority:

"The Parish Council has no objection to the application which it considers to be justifiable; in a location, and with a design, that is acceptable.

In the context of assurances by the applicant that current access arrangements will continue, including use of Trotts Lane as the primary access route to and from the site, the Parish Council is aware of local concerns about the condition of the ford on the secondary access and wishes to see this protected as far as possible and suggests that the ford be monitored by ENPA and that the applicant make good any damage consequent on the proposed building and subsequent use of the site.

The application implies increased use of the site. While the applicant has assured neighbours that use of dry feed and straw and deep litter bedding for cattle housed over winter will not create issues related to foul run off the Council considers that, given the proximity of the River Pulham, the situation should be monitored and if problems arise the applicant should make appropriate provision".

73.3 Application WSDC 3/03/17/001 and 002 Redgate

The Chairman explained that application 001 had been withdrawn and that follow up application 002 had been immediately submitted and described the difference as the inclusion of the phrases 'commercial and residential use' and in doing so welcomed the inclusion in the application of a clear statement of pre-application advice by the planning authority.

Councillors considered the justification, location and visual impact of the application and **AGREED** that no comment be made.

74 FINANCE

Payment of the following invoice was proposed by Mr. S. Coates, seconded by Mrs. J. Scott and unanimously **AGREED**.

- Village hall bookings April to June 2017: £37.50.

The agreed distribution of monies arising from Ironman 2016 (minute 71.1) was again noted.

75 HIGHWAYS ISSUES

The Clerk confirmed that following the last meeting she had written to the Highways Authority to outline outstanding and ongoing remedial works in the parish.

Mr. S. Coates reported that following re-surfacing of Blagdon Lane a drain was filled with chippings and following heavy rains is overflowing. The Chairman further noted that the resurfacing has created a very uneven surface.

ACTION: Clerk to report the matter to the Highways Authority.

From the floor Mr. Collins asked if the Council would request that the 30mph speed limit be extended east of the village boundary. From the floor Mr. Stringer noted that this had been considered in the past and rejected by the Highways Authority because the area is not within the area lit by street lights.

76 TRANSPARENCY CODE FOR SMALLER COUNCILS

The Clerk reported that she had attended a briefing session on behalf of the Council and noted that, from April 2017, provided the Council complied with the Code an external audit would not be required. She further clarified that this will not affect the need to prepare audit statements and because, as a smaller council, Brompton Regis Parish Council does not pay external audit fees, in practice the change will have limited impact on the Council's work.

77 ANY OTHER MATTERS

77.1 Street lighting, Storridge View

The Chairman reminded councillors of the request by local residents that lighting near the entrance/ exit of Storridge View be improved (minutes 20.2 and 33.3) and reported that further correspondence has been received. A site visit with the street lighting engineer has therefore been arranged to assess the level of light from existing street lamps and the cost and impact of a potential addition to street lights at the western end of the village. Residents

have been invited to attend the site meeting. A report will be made to the next meeting of the Council.

77.2 Bessom Bridge and Wimbleball lakeside

The Chairman outlined recent incidents of car parking on the bridge, litter on the lake side and anti-social behaviour on and around Bessom Bridge and use of a jet ski on the lake which have negative impacts on quiet enjoyment of the lake and pose dangers to road safety and to the personal safety of people jumping from the bridge. She summarised previous discussions with SW Lakes Trust on how such situations could be managed to reduce their negative impacts.

Councillors and members of the public discussed the situation and the need for action, noting the considerable efforts of local people to pick up litter on the road and the lake side.

Councillors **AGREED** the following actions:

- The Chairman to request SW Lakes Trust to provide clear signage to, and at the entrance of, the car park at Bessom Bridge and litter bins to support local residents and councillors who regularly pick up litter from the lake side
- The Clerk to approach the Police Community Support Officer (Charlie Fitzpatrick tel: 0788 9557 919) to discuss possible actions

77.3 Bessom Bridge studio enforcement appeal hearing

The Chairman reported that a hearing has been set of 27th September 2017 and that the Council has been invited to speak. It was **AGREED** that the Chairman attend and speak at the hearing to reiterate the Council's concerns about residential use of the site.

77.4 New layout for meetings

From the floor Ms Elsdon thanked the Council for changing the layout of its meetings to a square rather than theatre style.

78 DATE AND TIME OF FORTHCOMING MEETINGS

Wednesday 2nd August 2017

Wednesday 6th September 2017

Starting at 7.30.pm at Brompton Regis Village Hall.

The meeting closed at 8.30pm.

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

Date:.....