

**MINUTES OF THE MEETING OF THE BROMPTON REGIS PARISH COUNCIL MEETING,
HELD IN BROMPTON REGIS VILLAGE HALL ON WEDNESDAY 3rd NOVEMBER AUGUST
2021 at 730pm**

34. PRESENT

Mr. I Abel, Mr J Andrews, Mr B Chaffey, Mr M Headley, Miss L Luxton, Miss S. Newton, Cllr. F. Nicholson and Mrs. S. Buchanan (Clerk).

Member of the public: Mr S Luxton.

35. APOLOGIES

Mr M Arnold, Mr. S. Coates, Cllr. N. Thwaites

36. DECLARATIONS OF INTEREST

Miss Luxton and Mr Headley declared an interest in planning application 3/21/118.

Mr Headley declared an interest related to grants toward The George Meadow Millennium Green Trust.

37. MINUTES OF THE MEETING HELD ON 2nd JUNE 2021

Councillors were invited to comment on the draft minutes circulated prior to the meeting. Mr Headley proposed, Miss Luxton seconded, and the meeting unanimously **APPROVED** the minutes as a correct record and they were signed as such.

38. MATTERS ARISING

38.1 ENPA planning and enforcement. The Chairman advised the meeting that the ENPA planning portal now contains an enforcement register and that a second enforcement officer has been recruited (minute 29.3). She updated the meeting on the following cases:

- no action to be taken re the absence of a planning application for a bridge over the river Pulham at Hickham

- a planning application is expected but has not yet been received for camping and other land use activity at Wimbleball for which planning permission is required and which had been reported to the ENPA in 2020 (minute 27.1).

- a planning application has not yet been received following the ENPA enforcement officer's visit to The Riverside Project in summer 2021.

38.2 Skilgate mobile phone mast: Cllr Nicholson advised that this will not be switched on until all masts in the system are ready (minute 27.4).

38.3 Bury Bridge: The Chairman advised that the ENPA historic buildings officer had visited the bridge and confirmed that the landowner will resume repairs and removal of debris (minute 27.4).

38.4 Bury, restricted byway, Port Lane: The Chairman advised the meeting of a serious mud flow, yet again, down Port Lane, on to Dyehouse Corner and into Gilclose. She thanked Cllr Nicholson for pursuing the matter at length. Clearance and drains works have been undertaken by both the Highways Authority and the ENPA (minute 27.4). Cllr Nicholson advised that she will continue to find out about the filled in gully at Bidgoods and the need for action to hold water back on Port Lane

ACTION: Cllr Nicholson.

38.5 Sunny Nook hedge: The chairman advised that correspondence with the agent had informed actions to reduce the width of the hedge (minute 30).

39. CORRESPONDENCE

The meeting noted the range of correspondence circulated by the Clerk. The Chairman highlighted the report from Exmoor Young Voices.

40. CHAIRMAN'S UPDATE

40.1 Triathlon: a small triathlon is planned for 1-3 July 2022 at Wimbleball and area.

40.2 Cycle path: The Chairman reported from her attendance at the ENPA meeting to consider whether the proposed plan to develop a cycle path around Wimbleball should move on to public consultation. Brompton Regis and Upton parish councils are against the plan and the chairman of Brompton Regis parish council write to all members of the ENPA prior to the meeting. The ENPA supported consultation toward further development of proposals. Cllr Nicholson advised that ENPA members had requested sight of the consultation questions prior to their use and a full account of all responses received to the consultation. She advised that the ENPA is seeking sites and funds for accessible engagement within the National Park.

40.3 Salting and gritting routes: The Chairman and Clerk attended the annual winter maintenance highways meeting and submitted an up to date plan and list of bag and bin locations in the parish.

40.4 "George Inn additional car parking" sign: This sign directs pub car parking to the village hall car park, which is owned by the Parish Council. The Parish Council requested the sign be removed or replaced without The George Inn reference/ logo. The sign has been moved. It was agreed that a follow up letter be sent to ensure that the sign is removed.

ACTION: Clerk

40.5 Telephone Kiosk: Following delays by BT the broken glass panels have this week been replaced with perspex.

40.6 Well: A question had been raised as to whether a well is sited beside the Pound. The Chairman advised that the lintels cover a drain cover taking water from the churchyard..

41. COUNTY COUNCILLORS' UPDATE

Cllr Nicholson outlined the valuable visit to the Brendon Hills by senior officers in SCC regarding the development of more effective ways of working on highways issues.

Mr Chaffey asked for further information on a timetable and process for the development and local review of proposals and was invited to attend the meetings of the Exmoor Panel (next meeting 4th November, 13th January) where early ideas and then formal proposals will be shared.

The Chairman voiced concern that responsibility but not funds will be delegated to parishes and that achieving consensus within a local group of parishes has in the past not been without problems. Cllr Nicholson advised that the proposal is for a Local Community Network focussed on Highways issues to be linked to The Panel, supported by SCC (and then the new unitary authority) officers and that it should be possible for different priorities to be addressed.

42. HIGHWAYS

42.1 Road closure Ridge House: The Clerk reported that SCC is looking into why the BRPC did not receive notice of this closure. Councillors voiced concern at confusing and inadequate signage and lack of signage re businesses remaining open. The Chairman and Cllr Nicholson outlined the work they undertook in the summer to create and agreed diversion and signage plan and expressed disappointment that this had not

been used in this instance. The Clerk advised that the plan had been effective insofar as the 678 bus service had been permitted to use the suggested route (Storr ridge Lane) around the village and that this route was signed as a diversion.

42.2 Signs: The meeting expressed concern that signs are not placed face down when a closure area is open overnight and that times of closures are not printed on signs.

42.3 School bus access: The Chairman reported that on previous instances of closures school buses have not been allowed through at agreed times and asked that contractors are given full information on such things.

42.4 Other issues:

ACTION: Clerk to report

- Broken bollard Sanctuary Lane water works site
- Flooding Swansea Farm to Redgate
- Road defects Castle Farm to bridge, Withiel Florey
- Blagdon Lane to Lower Woolcotts drains need to be blown out as work to do this ceased in 2019 and is still required.

43. PLANNING

43.1 Application number 6/3/21/118: proposed change of use of redundant workshop to dwelling, TA22 9NU

Mr Luxton outlined his concerns about issues that have affected this application including delays.

The meeting expressed concern that the ENPA policy on affordable homes appeared not to be able to take into account the following points:

- Making good use of the footprint of an existing building for conversion, in this case the building floor space is greater than the affordable homes floor space;
- Issues of design that increase costs for affordable housing, in this case the use of timber windows rather than UPVC (the existing windows are metal);
- Affordability conditions that affect the availability of mortgages and levels of interest rates, effectively making affordable housing more expensive to build than housing for principal residency; and
- Issues of eligibility to build affordable housing which appear to use a definition of income levels below those earned for an average working week (37.5 hours) at the national minimum wage for two partners in a couple.

The meeting considered the application in depth and AGREED to support the application and to raise concerns about possible unintended consequences in implementation of the affordable housing policy.

ACTION: Clerk to submit the response as follows:

Brompton Regis Parish Council fully supports this application.

The applicant was born and raised in the parish; has an extended family living in both the parish and adjacent parishes; and continues to work in the area. The conversion will not have any adverse effect on the environment by virtue of: its nature - using traditional materials; size - as the footprint will be unchanged; and location - as it is well situated in relation to the village and adjacent homes. As it is a conversion and not a new build, we feel most strongly that it makes no sense to limit the size to 93sqm as the existing footprint is 130sqm. The ENP Local Plan clearly allows for this exception at HCS2 6.68: "the Authority will consider local needs dwellings larger than 93sqm for space if the proposal is for conversion and change of use of an existing building to dwelling and the existing building is

larger than the 93sqm but not large enough to accommodate more than one building". The 93sqm size is based on 2 bedrooms but a young family of 4 obviously have a need for 3 bedrooms and the existing 130sqm makes this a reasonable possibility and provides for a good standard of accommodation. The extra cost of removing or blocking off the extra space would also make no sense financially especially as the cost of creating affordable housing is already tightly constrained.

43.2 Actions since the last meeting were noted as follows:

GDO 21.15: works to track, Sanctuary Lane to Foxhanger. No comment.

6/35/21/104: proposed dog exercise area Treborough Common.No comment.

6/3/21/109 Proposed ground mounted solar panel array, Bidgoods Bury. Reiterate comments submitted re application earlier in year.

6/3/21/115 and 6/3/21/116LB: proposed conversion and extension Zion Methodist Chapel for holiday let, removal of adjacent stores and associated works and listed building consent. Comment: The proposal to sustain this redundant listed building in the village through refurbishment and then making use of it should be encouraged.

6/3/21/117: proposed replacement of existing timber shed for storage at Wimbleball sailing club. No objection.

The Clerk confirmed that all planning applications considered by the BRPC are listed on the Community Website.

Cllr Nicholson left the meeting at 2055.

Mr Luxton left the meeting at 2100.

44. FINANCE

44.1 Forecast expenditure against budget 2021-22: This was considered having been circulated prior to the meeting and updated at the meeting. Councillors noted the report and pattern of spend as appropriate and indicative of the budget for 2022-23.

Mr Headley asked if the BRPC would consider replacing the bench which had been removed some years ago from near The Pound. The meeting welcomed the suggestion in principal.

ACTION: Mr Headley to secure quotes for a wooden and a reconstituted bench.

The Chairman suggested that BRPC might contribute to the costs of work by Exmoor Young Voices on affordable housing by providing a grant of £500. This was **AGREED**.

44.2 Precept and budget 2022-23: The budget for 2022-23 and level of precept were considered in light of documentation circulated prior to the meeting and the budget and pattern of expenditure in the current year. The Chairman highlighted advice from Somerset West and Taunton Council that parishes include a budget amount of £1500 for potential election expenses in 2022-23 and this has been included in the BRPC budget. It was **AGREED** that the precept remain at the same level as it now is: £5250
ACTION: CLERK to submit paperwork.

44.3 Grants: The meeting noted grants distributed since the last meeting, as follows:

Millennium Green: £1200

BRPCC churchyard amenity: £1000

BR Parish Lifts: £100

Withiel Florey chapel amenities (harvest supper): £40

BR Village hall big breakfast (foodstuffs): £40

44.4 Clerk's quarterly salary (£301.20): This was approved.

44.5 VAT reclaim: The Clerk reported that VAT had been reclaimed and a refund received of £217.94.

Date and time of next meeting: Wednesday 2nd February 2022, 730pm

The meeting closed at 2120.

Signed.....

Date:.....