

MINUTES OF THE BROMPTON REGIS PARISH COUNCIL MEETING HELD AT BROMPTON REGIS VILLAGE HALL ON WEDNESDAY 3rd APRIL 2019

288 PRESENT

Miss S. Newton (Chairman), Mr. J Andrews, Mr. S. Coates, Cllr. F. Nicholson, Mr. P. Page, Mrs. S. Buchanan (Clerk).

Members of the public: Mr. Hutchings, Mr. Horne and Mr. Steer.

281 APOLOGIES FOR ABSENCE

Mr. I Abell, Mrs. J. Scott, Mr. A. Scrimgeour, Cllr K Turner.

282 DECLARATIONS OF INTEREST

None

283 MINUTES OF THE MEETING HELD ON 6th MARCH 2019

Councillors were invited to comment on the draft minutes, which had been circulated prior to the meeting. There were no amendments and the minutes were unanimously **APPROVED** as a correct record.

284 MATTERS ARISING

None

285 CORRESPONDENCE

The Clerk reported receipt of a blanket mailing re the Merchant Navy Day in 2019. It was **AGREED** this be passed to BR Church.

The Clerk reported receipt of a hard copy of the approved Exmoor Local Plan which is available from her for parish councillors wishing to consult it.

286 COUNCILLOR UPDATES

Cllr Nicholson reported that she hopes that a review in April of gritting routes, salt bags and bins may reinstate provision to that in place in 2017-18. She noted that extensions to that provision were unlikely.

FN requested an update on local road closures: see minute 288.

Mr Coates asked what the cost of closing a road is and FN **AGREED** to find out.

FN advised the meeting that new national guidance may improve closure and road management arrangements and that charges may reduce the duration of private closures.

FN encouraged the BRPC to nominate a parish councillor for one of the five parish council places on the ENPA and outlined the process and programme for the elections to those places. Information will be distributed to the BRPC after the Local Council elections end (2nd May 2019).

FN noted the BRPC concern at the daily rates of pay agreed by the County Council for a Section 151 Officer – the council's lead financial officer - until March 2020, and

explained that difficulty in recruitment had led to an interim post at the recognised rates. She AGREED to follow up the letter sent by the BRPC to the Leader of SCC because no reply had been received.

The Chairman thanked Cllr Nicholson for her update.

ACTION: FN to advise BRPC

- on the costs of closing a road
- gritting and salt distribution for 2019-20
- the SCC response to the BRPC letter re the finance officer pay scale.

287 PLANNING

287.1 Application number 6/3/19/104 Combeland resubmitted application 6/3/18/104

The Chairman advised the meeting that the BRPC had considered this application when it was first submitted and a subsequent amendment to it.

The Clerk referred to notes of the BRPC discussion on the 2018 application at its meeting on 2nd May 2018, and the comments submitted to ENPA on 4th May 2018, which were:

Brompton Regis Parish Council has no objection to the application which it considers to be justifiable, in a location, and with a design, that is acceptable. The Parish Council is of the opinion that, if approved, the works proposed will improve the visual amenity of the site and area and enable better use of the site by the farm business. With regard to access the Council was assured by the applicant that current arrangements will continue using Trotts Lane as the primary access route to and from the site.

The Clerk referred to notes of the BRPC discussion on the amendment to the 2018 application at its meeting on 5th December 2018 and the comments submitted to ENPA on 9th December 2018, which were:

At its meeting on 5th December Brompton Regis Parish Council discussed this amended application. Councillors did not consider they could make a decisive comment unless there was clarification on the ownership of the land on which the splay is proposed. Because the splay is at some distance from the site of the original application, Parish Councillors questioned whether an application for the visibility splay should be a separate application rather than an amendment to the original application. It was therefore concluded that, without clarification of landownership and whether a separate application is needed, the BRPC could not make any comments on the amendment.

The Chairman invited Mr. Hutchings to comment. He said that his main concern was with the element of the application which proposed removal of a hedge which he stated is shown in the deeds of Kings Brompton Farm. Mr Hutchings stated that the applicant has not provided evidence that the hedge is not owned by Kings Brompton Farm and is owned by himself. The Clerk reminded the meeting of its discussion in May 2018 where it had been noted that a planning application may be made on property not owned by the applicant. Mr Hutchings stated that any unauthorised use of, or interference with, land not owned by the applicant to deliver the proposed works would result in an injunction that would prevent access on the lane and lead to use of the access via the ford.

The Chairman thanked Mr Hutchings for his contributions and noted that the BRPC may only consider the application before them and that issues of property ownership were the subject of landowners' discussions not the BRPC's discussions.

Mr Andrews abstained from discussion of the hedge and splay.

Mr Page repeated the question raised in the BRPC December meeting as to whether the removal of the hedge should be a separate application. The Clerk advised the meeting that this comment had been submitted to ENPA.

Cllr Nicholson advised the meeting that if the application is approved it does not give permission for the applicant to work on land not owned by him.

It was AGREED that the Clerk submit a response which sets out the comments which the BRPC had made on this application in May and December 2018.

ACTION: CLERK to submit a response.

287.2 GDO notice 19/03 Harewoods Farm

The Chairman advised that no comment on this application is required. The meeting discussed the range of works for which planning applications had been made at the property in question and noted that the recent retrospective application had yet to be resolved. Issues about the suitability for significant development of the site were discussed in the context of access and light pollution.

288 HIGHWAYS

288.1 Scaffolding (minute 284.2a)

The Chairman updated the meeting on this matter noting that no warning had been given of the closure and that correspondence about it by the Clerk with the HA, the builder and the company providing signage had resulted in each party blaming another. The builders offered a token to the parish in compensation for the disruption caused and the Chairman is negotiating what this might be.

288.2 Bryants Bridge (minute 284.2b)

The Chairman advised that after the Clerk had contacted the HA the closure was opened to school buses and the 678 service. Cllr Nicholson advised that following her interjection on the diversion route it had been changed. Councillors expressed concern that the road closure was unnecessary and that traffic lights could have been used. They asked that when roadworks are not active roads be opened and that all signage provide information on routes, closure times and opening times and that parish councils be consulted on closure routes and traffic management for road works. Cllr Nicholson AGREED to look into this.

288.3 Hele Bridge

Mr Coates asked Cllr Nicholson to look into cracking and possible remedial actions upstream on this bridge, and she AGREED to do so.

ACTION: FN look into cracking at Hele Bridge.

289 FINANCES

No business to report.

290 ANY OTHER BUSINESS

290.1 Bury

Mr Coates asked for an update on Mr Scrimgeour's health. The Chairman advised that he is recovering and on her and the Clerk's visits to him he has been in good spirits. However, his health has led him to decide not to stand as a Parish Councillor in the forthcoming elections. The meeting discussed how best to ensure that residents in Bury are engaged with the BRPC. Cllr Nicholson noted that because Bury is not a ward of the parish there is not a guaranteed place on the BRPC for a Bury representative and it is the responsibility of all parish councillors to be aware of issues across the whole parish.

The meeting AGREED the following actions:

- Clerk to continue to place election and parish council information on the notice board in Bury
- if there is vacancy on BRPC a co-option for a resident from Bury will be considered.

290.2 Railings

Mr Andrews, on behalf of Mr Abell, asked for an update on the disrepair of railings on the southern side of the path alongside the churchyard. The Chairman advised that a temporary repair was put in place, by herself and workers at the Church, pending clarity as to ownership of the railings. She has looked at Land Registry records of land ownership along the edge of the path and sought legal advice. It appears that the path was instated in 1908 and that a boundary may have been created then.

Mr Page, as Chairman of the Millennium Green, was asked to ascertain if the deeds for the Green showed ownership of the boundary and advise the Chairman/Clerk accordingly.

The meeting AGREED

- the railings are not the responsibility of the BRPC
- that the Church be asked about ownership of the path and railings.

ACTIONS:

- **MR Page** as Chairman of the Millennium Green advise the BRPC Chairman / Clerk as to the boundary shown on the deeds of the Green
- **The Chairman / Clerk** to ascertain church ownership of the path and boundary
- **The Clerk** to ascertain if the path is a public right of way as opposed to a 'footpath' and if it is shown on the definitive map and, as appropriate, consult ENPA and seek advice on the matter.

291 DATE AND TIME OF NEXT MEETING

THURSDAY 9TH MAY 2019, 7.30pm, at Brompton Regis Village Hall preceded by the Annual parish meeting at 715pm.

The meeting ended at 20.35 pm.

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