

Trudoxhill Parish Council Meeting

Minutes of the meeting held on Thursday 3rd March 2022 at 7.30pm at Trudoxhill Village Hall

Present: S Salmon (**SS**), Chris Kenyon (**CK**), Charlie Bonham-Christie (**CBC**) (Chair) , Diana Francis (**DF**), Doug Valentine (**DV**), Tom Pace (**TP**), Rohan Mason-Taylor (**RMT**)

Clerk: Sam Winstanley

Public Attendees: 12

22/295 Apologies

Cllr Gay, accepted

22/296 Disclosure of Interest

DF disclosed interest in item 22/298.4 and will recuse, CBC disclosed interest in items 22/298.1 and 22/298.3 and will recuse, SS to chair.

22/297 Minutes of the last meeting

The minutes of the Parish Council meeting held on 3rd February 2022 were unanimously approved as a true record of the meeting and signed by the Chair.

Meeting suspended to take questions or comments from the Public

Comments on Laurel House, item 22/298.6 2021/1344/LBC

Applicant's agent. Amended drawings submitted, 'Ancillary' means only for use and enjoyment of residents, cannot be a private residence or business use by law. Currently there are 3 generations living and enjoying the property. New location is entirely on existing track, with a 40% smaller footprint than previous design. Design is to match commonly seen 'Somerset Barn'. The area is designated as office and overnight accommodation on plan, which is representative of suggested possible uses, it may well be used by family members as additional living space; but can't be separated, sold or rented.

A neighbour. Variation focuses on conservation officer comments. Application was for office use, now it is for 2 bedrooms. Worries about a self-contained residence are coming to pass. Size, scale and use are still at odds with location. Still on an agricultural piece of land, the track is still in paddock, still outside village development boundary. Sets a poor precedence for building on greenspace. Environmental concerns for all neighbours.

A neighbour. Regardless of 'Ancillary' definition, it's a house, on a track. Latest plan says it will be cut into landscape, but with no dimensions there is no guarantee of depth. At least latest plan is honest about the use. Requests cross section.

Comments on 22/298.3 2022/0084/FUL Tuckmarsh lane

A neighbour – Questioned what yellow area is for on the plan? Response – hardstanding. Questioned how will it be finished? Response – Type 1 stone, compacted, still porous for drainage. Questioned where poultry would be kept and housed? 400 in woodlands, 400 following cattle in fields, housed in small huts in woodlands, field shelters will move. Noted concerns over avian flu.

Cllr Michael Gay's Report

Ukraine - a request was sent to David Warburton, our MP, that he uses his influence to require the Government to

provide a safe route to the UK for Ukrainian refugees, a fast-track asylum system with proper support for these asylum claimants (not only family) and a substantial humanitarian package for Ukraine to be put in place – as of yet, no assurances have been provided that this will be carried out.

Covid – with an end to restrictions and free tests, Cllr Gay urges people to ensure they have tests stocked at home.

Elections – Cllr Gay thanks and commends current councillors for their care, energy and skill and notes that the Notice of Election should be published on March 21st and that nomination papers should be hand delivered to the District Council Offices between Tuesday March 22nd and Tuesday April 5th.

Work at Mendip - At the last full council, Cllr Gay amended the capital finance paper to continue to commit MDC to funding appropriate schemes for issues such as economic regeneration, renewables and social housing for rent. The Green group amended the treasury management scheme so that investments made by the Council have to yield above the bank rate prevailing at the time, anticipating further bank rate rises during the year. He also forced an agreement from the administration to increase their hardship fund to cover people who may struggle to pay their council tax bill this year, in line with our concerns for people's welfare. Mendip's finances are still not available for report as the objection to the accounts persists.

22/298 Planning

22/298.1 2021/2860/FUL – New Slurry Store at Marston Main Farm

CBC recused. It was noted that this store was very large, but that it adheres to regulations. Councillors discussed that a tree screen would be great to minimise impact, but accepted it could not be conditional. The need for ecology survey was discussed and it was noted that it was not close enough to woods for bats. **RESOLUTION: After discussion, Councillors voted 6/6 to recommend approval.**

22/298.2 2022/0173 & 0208/VRC – Variance to fence and garage at Theobald Arms

The council discussed that the planned design was an improvement over solid fencing. **RESOLUTION: After discussion, Councillors voted 7/7 to recommend approval.**

22/298.3 2022/0084/FUL – New barn, timber cabin & access roads at Tuckmarsh Lane

CBC recused. It was noted that there is no barn on the application and that this was a mistake. The council asked what would be on hardstanding near pound cottage? - Storage of machinery and silage bales, and asked what is existing hardstanding on Tuckmarsh lane for? - Primarily for beef and multispecies grazing. It was discussed that these are separate units, one is rented out, and one area of hardstanding is for tenants. The council noted that they previously asked for an alternative plan to address neighbours' concerns and that this application appears to have the same concerns. The council asked for clarification on the boundaries of the application as there was confusion as to what is under consideration. The business plan was discussed and whilst appendices gave good operational detail, the business needs to be viable to allow dwelling and financial details were absent. Other neighbour is a tenant and will get upgraded treatment plant. The council agreed and noted the need for staff accommodation. **RESOLUTION: After discussion, Councillors voted 2 for, 1 against and 3 to recommend referral to the local planning authority.**

22/298.4 2022/0265/HSE - Erection of extensions & garage, Brick House Farm Millards Hill

DF recused. The council noted that the design improves the property but that the cladding seemed out of keeping. There was some concern over the scale, noting that it almost doubles the existing property area, but it was agreed that if that were a planning concern the local authority would raise it. The choice of shipping containers for garage walls was discussed as an incongruous material but as they will be timber clad concerns were assuaged. **RESOLUTION: After discussion, Councillors voted 1 against and 5 to recommend approval.**

22/298.5 2022/0280/LBC - Creation of vehicular access in existing stone wall, Theobald Arms

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The council noted no concerns over the plan. **RESOLUTION: After discussion, Councillors voted 7/7 to recommend approval.**

22/298.6 2021/1344/LBC - Erection of annexe with ancillary use to the main house, Laurel House Farm

The council noted that the newly positioned annex was still in the paddock, on agricultural land, and their original concern remained the same. They noted that there is an existing approved ancillary space in the garden. It was discussed that the existing boundary fence between the garden and paddock had been removed and paddock area has been relabelled on the plan, the council agreed that the garden could not be extended into paddock just by doing so. A neighbour's concern over digdown depth not being shown was discussed and as it was not specified in the application, the council agreed this needed to be rectified, as this detail could prove a large impact on the neighbouring property.

RESOLUTION: After discussion, Councillors voted 7/7 to recommend refusal.

22/299 Finance

22/299.1 Financial Report

The clerk reported £2,782.13 in the bank, which is £614 ahead of budget, with a few invoices late.

22/299.2 Accounts for payment

Clerk's Salary – £159.75, Website – £78.91, Pancake Party reimbursements – £89.04

RESOLUTION: Unanimously approved

22/299.3 2022-2023 Budget & Clerk Performance Review

The clerk presented a suggested budget for 2022-2023 with £356.55 surplus available, should any costs or contracts increase. The clerk also reminded the council that the annual performance review was due.

RESOLUTION: The council voted unanimously to approve the budget as presented.

22/300 Reports

22/300.1 Highways (SS)

It was reported that Sarah Davis was on leave, so there had been little movement. It was agreed that the A361 junction needs new white lines as the turning lane is dangerous; this will be followed up with Highways.

22/300.2 SpeedWatch (SS)

SpeedWatch achieved their quota of sessions this month.

22/300.3 The Village Hall (TP)

The Pancake party was a big success, 70 people came with all generations represented. The committee will be building off this with a monthly event, the next possibly being the Jubilee. It was discussed that this could be a joint event with parish council and hall sharing the responsibility and efforts and it was noted that all offers of help would be appreciated.

22/300.4 Traffic Calming Measures (DV)

The local PCSO, Russel Ford, responded and was keen to help, but noted they cannot do anything to do with speeding as it is out of their jurisdiction.

22/300.5 Unitary Update

Work on the LCN concept is continuing. The next Frome Pilot meeting will address social isolation. Feedback from these pilots will inform how the Unitary officers set out their draft showing how LCN's will work. The timescale currently

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suggested is that the draft will come out to parishes for consultation in the summer, for finalisation by October (say). Please note this will include boundaries, showing which group Trudoxhill will be in: if the parish council don't like where Trudoxhill is allocated, we must make firm representations to that point.

22/301 Correspondence and Emails Received

None

22/302 Other Business referred to the Clerk

22/302.1 Bulls mead lane

The clerk noted that Mendip will approach and begin planning enforcement and that DP 24 SPD may apply, should a planning application be submitted.

22/302.2 2022 Elections, recharges

The clerk noted that Mendip had announced that an uncontested election will be charged back at £100 and that contested elections will solely cover costs incurred. Councillors questioned if there had ever been a charge for uncontested elections before and asked the clerk to follow up.

22/302.3 Congregational Chapel

The clerk reported a full response from the architect of record and the council agreed to share this with the concerned parishioners.

22/302.4 Mendip Tree Wardens

The clerk reported that Witham Friary council had reached out concerning an ancient tree warden scheme, as the largest and oldest wooded area was shared with our parish. The councillor responsible for environmental concerns would get in contact to assist.

It was reiterated that the next litter pick was to be advertised as April 3rd

22/303 Date of next TPC meeting

The date of the next meeting was confirmed as 7th April

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