

HOLCOMBE PARISH COUNCIL
MENDIP DISTRICT OF THE COUNTY OF SOMERSET

www.holcombepc.org.uk

Clerk: Vickie Watts, Gallant Hill Farm, Foxcote, Radstock, BA3 5YB
clerk@holcombepc.org.uk 07971 516916 / 01479 880428

In line with government guidance, recommended social distancing and self-isolation rules for those who are vulnerable during the Covid-19 pandemic, it was agreed that from June, meetings would be conducted virtually. This has been achieved using "Zoom" software.

**Minutes from Holcombe Parish Council Virtual Meeting, which took place on
Tuesday 20th October 2020 at 7.30 pm.**

Councillors Present

Cllr Graham Crowe (Chair)
Cllr Simon Brand
Cllr Terry Dumbrell
Cllr Philip Gait (Part)
Cllr Anne Golledge
Cllr Peter Jennings
Cllr Sue Robinson

In attendance

District Cllr Philip Ham, the Clerk, Vickie Watts taking the minutes and 2 members of the public

1. Public forum

The Clerk explained that there had been an incident recently at the old church when the local shoot had its beaters in the churchyard and cemetery. They were driving ducks from the area whilst two people were visiting the graveyards, both of whom were distressed by the incident and wrote to the Parish Council to complain. Rev'd Cridland had written to the shoot expressing her concern and asking them to ensure that this did not happen again.

Action: Clerk to write to the shoot.

2. Apologies for absence

Cllr Phil Gait and District Cllr Alan Townsend had sent apologies which were accepted by the Chair.

3. Declaration of interests and dispensation

There were none.

4. Planning Applications

1. 2020/0242/FUL - Duke of Cumberland Inn, Edford Hill, Holcombe, BA3 5HQ. The conversion of a free house into a farm shop and kitchen cafe. Attached micropub and side extension for added seating areas. First Floor Alterations for 2 separate staff accommodations. (change of description & additional documents received 17/08/2020)

A neighbour joined the meeting and expressed concern over the application. Even with the amended plan of the car parking area, there will still be insufficient parking for the size of the farm shop and pub. He also raised concerns over why the licence application has been considered ahead of planning application. Mendip District Cllr Ham reported that this had already been raised with MDC because departments had been overlapping in their handling of this application. It is impossible to apply for a licence for a premises that had not been granted planning approval.

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Cllr Dumbrell explained that when the Parish Council considered the original application, they formed the decision on the basis that the information provided was factually correct. The errors in land ownership and effluent disposal were only detected when the neighbour heard of the application as he had not been included as a consultee, despite being so close to the pub.

Cllr Crowe stated that as the application had not followed Mendip District Council's housing application procedures, the Parish Council were unlikely to have knowledge of all the observations relating to the application.

After considerable discussion Cllr Crowe made a proposal which was seconded by Cllr Dumbrell that the application be refused on the basis that:

1. The plans were factually incorrect.
2. That Mendip District Council did not follow their own rules for procedure.
3. That the increased volume of traffic both on foot and by car will raise risk.
4. That the Parish Council was now aware of a number of objections raised by neighbours, which had not been addressed since previous applications relating to the property.

Vote: 2 For, 4 Against and 0 Abstentions

The Parish Council was now aware of a number of objections raised by neighbours, which had not been addressed since previous application relating to the property.

Cllr Golledge said that the farm shop and pub would bring benefits to the village which was a view supported by other Councillors.

Cllr Brand made a second proposal which was seconded by Cllr Jennings that the application be recommended for approval as the application conforms to the Village Design Statement, but with a concern that traffic and parking could be an issue.

A note of general observation would be included in the response to Mendip District Council planning office to say that with this application they have not followed their own procedure.

Vote: 4 For, 2 Against and 0 Abstentions

2. [2020/1986/HSE - The Cottage, Edford Green, Holcombe, BA3 5DB](#)
[Erection of double garage with accommodation above and link extension](#)

Cllr Dumbrell explained that he had visited the address and met with the applicant. She showed him the site of the proposed extension and explained that they had consulted with the neighbours who had no concerns relating to the build.

Cllr Dumbrell proposed that the application be recommended for approval because the plans comply with the Holcombe Village Design statement providing the plans for the treatment of the affected hedges are to the satisfaction of the environment and tree officer.

Vote: 6 For, 0 Against and 0 Abstentions

Cllr Dumbrell said that he had noticed that the Holcombe Village Design statement has recently been missed of the list of constraints on the Mendip District Council Planning website. Cllr Ham said that he would take this up with the planning office.

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3. 2020/1950/VRC - Plot Rear of Sunnyholm, Charlton Road, Holcombe. Application to vary condition 1 (drawings) of planning approval 2017/2056/FUL (Demolition of existing workshop and single garage, erection of single dwelling, improvements to existing access serving 3 dwellings. Formation of new access to Sunnyholm).

Cllr Dumbrell said that the application form stated that it was a change of drawing number which it is not, it's a change of design from a 3 bedroom to a 5 bedroom property. With this increase in size it was noted that there could be an increase in cars. The drive is shared with two other properties.

Cllr Gait joined the meeting at 20.20hrs

It was noted that the new ridge height was not apparent from the details but there was a concern that it would be higher making it seem much larger.

After discussion it was proposed by Cllr Brand that the application be refused on the grounds that:

1. The application deviates significantly from the original 2017 application and is now of an overbearing nature.
2. The traffic density and concerns over parking are not appropriate for a shared drive.

Vote: 6 For, 0 Against and 1 Abstentions

(Cllr Gait did not hear full discussion on this application and therefore abstained)

5. Planning Updates

The Clerk had circulated an email notifying of the Mendip Local Plan Part 2 examination additional hearing dates which will commence on Tuesday 24 November at 10:00am. The email included two documents from the Inspector:

- ED29A – Inspector's Additional Hearings Guidance Note 2
- ED35 – Inspector's Additional Hearings Hearing Programme

6. Review results from recent highways survey

The Clerk had emailed Sara Davis of Somerset Highways for clarification on some of the information within the highways survey reports. She has responded but said that as it is a new system, they have had to contact the manufacturer of the survey equipment for clarification.

It was agreed that the information provided was useful but Cllr Crowe proposed we request that an additional survey of 4 new sites be completed which would provide detailed information throughout the village. The Clerk will find out if this is possible and how much it will cost.

Cllr Dumbrell was concerned that the data had not been quality controlled. Cllr Gait said that it would be helpful to have the information sent as a live document. Cllr Ham said that Sara Davis is doing a great job and he was sure that she was doing her best to make a difference.

Action: Clerk would write a letter of thanks for the work she had done to date and also request the live documents and additional survey.

7. Next Parish Council meeting

Tuesday 3rd November 2020

Meeting finished at 20.55hrs