

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

****DRAFT****

**Minutes from Holcombe Parish Council Meeting, which took place on
Tuesday 1st March 2022 at 7.30 pm at Holcombe Village Hall.**

Councillors Present Cllr Simon Brand (Chair)
 Cllr Simon Eade (Part)
 Cllr Phil Gait
 Cllr Helen Kerr

In attendance: District Cllr Alan Townsend
 There was 1 member of the public.

1. Public forum

A parishioner attended the meeting and raised concern over the speed at which vehicles were travelling up and down Holcombe Hill. She would like to see measures implemented to slow traffic at all times of the day. The Chair explained that this was a longstanding issue and that the Parish Council continues to work with Somerset Highways to find ways to reduce speed in the village. The Parish is currently investigating installing a speed indicator device that could help act as a deterrent. It was agreed that the Clerk would request that the mobile police enforcement team come to the village.

Action: Clerk to contact the police to arrange

2. Co-option of Councillors

There were none.

3. Apologies for absence

Apologies were received from District Cllr Philip Ham.

4. Declaration of interests and dispensations

There were none.

5. Approve Minutes of previous meeting held on Tuesday 1st February 2022

The Clerk had circulated the minutes prior to the meeting. Cllr Kerr proposed that they should be approved which was seconded by Cllr Gait. The Clerk to upload to the Parish website.

Vote: 3 For, 0 Against and 0 Abstentions

6. Action updates from the last meeting

All actions had been carried out or would be discussed later in the meeting as an agenda item.

6.1 Cllr Brand said that tree planting event on the playing field had been a success with approximately 50 parishioners attending to plant a tree and enjoy refreshments. He thanked previous Cllr Golledge for securing the funding from the Somerset Climate Emergency Fund, Cllr Eade for arranging the drill to prepare the holes and the Clerk for her support in planning the event. The feedback had been positive but the next step is to install a rainwater harvesting system at the barn to provide water for the trees during the year.

6.2 Footpath map – Cllr Gait confirmed that this was ongoing. Cllr Brand to write a feature in the April edition of On the Map

Action: Cllr Brand to include in OTM report

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7. Reports

7.1 PCSO report

The Rural Beat North quarterly newsletter had been circulated to all Councillors prior to the meeting, which highlighted local issues and current policing priorities.

7.2 Somerset County Council

County Cllr Mike Pullin did not attend and no report had been received.

7.3 Mendip District Council

District Cllr Alan Townsend both attended the meeting and gave the following report:

Council Tax – At last week’s meeting of Full Council the motion to agree an increase of 3%, representing £5 a week for a Band D tax payer was agreed after much political grandstanding. The Special Expenses Rate is to be unchanged at £12.50.

Local Plan Part 2 – Cllrs Ham and Townsend pressed the Council for its programme to rectify the problem of lack of forward 5-year housing land supply at the 7th February Cabinet meeting but were given no comfort by the statement “There will be a process leading to joint agreement on a review programme ahead of vesting day” which is 1st April 2023, implying it could be over a year away from even establishing a programme. Their worst fears over the potential open door to any speculative housing application were only slightly calmed by the refusal at appeal for 95 houses at Chilcompton. Mendip’s A Team were able to convince the Inspector that Significant and Demonstrable Harm would have been caused by the impact on the character and appearance of the area as it would appear as an incongruous addition to the village. For some reason he argued that this was not the case at Coleford. The public enquiry is now in progress against Mendip’s refusal of 75 dwellings for the site at Beauchamp’s Drive just behind the White Post. Unlike the Coleford appeal, Mendip have again fielded an A Team. The application by Gladman for 250 houses at Writhlington includes some 30 in Mendip’s area not allocated in the Local Plan. The whole application is to be decided by BANES.

Application ref 2021/2065 – Stratton Rd, proposed change of use from agricultural barn to a dwelling. Mendip have advised that the applicant has appealed against the refusal of planning permission. This will be determined by written representation and comments are required by 21st March.

Mendip have issued a public consultation on the placing of Public Space Protection Orders to try to control the invasion of encampments around Glastonbury. In December 2021 there were close to 200 such illegals.

Mendip are requesting Council Tax payers to ensure there have direct Debits set up to make the payment of the energy rebate easier to manage.

Highways – District Cllr Townsend reported that some white lining has been completed locally and the pedestrian sign has been straightened on the hill, above the Duke. He also confirmed that some works had been done at Stoke Bottom with more drainage work scheduled for later this month.

Cllr Brand mentioned an issue with the road surface on Brewery Lane which could cause an issue for cyclists. Cllr Gait said that the surface of Common Lane is deteriorating, when can this be resurfaced? District Cllr Townsend will be meeting with Charlie Higgins of Somerset Highways next week and will raise these issues.

Cllr Eade arrived 19.48hrs

8. Planning Applications

2022/0163/HSE – Erection of single storey rear extension and dormer.

Cartref, Brewery Lane, Holcombe, Radstock.

All Councillors had been given the opportunity to consider the plans prior to the meeting.

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The Clerk confirmed that a letter of objection had been received from a parishioner highlighting concerns over the dormer claiming that it will create a loss of privacy and is not in keeping with the design and appearance of the properties and character of the area.

Cllr Brand outlined that there were 2 elements to the application; the single storey extension plus the creation of a dormer to the current second floor. After discussion it was proposed by Cllr Brand and seconded by Cllr Gait that the application be refused on the basis that:

1. The proposed dormer will overlook the neighbours garden causing a loss of privacy.
2. The design and appearance of the proposed dormer will impact on the public visual amenity and would change the character of the 2 semi-detached properties.

Vote: 4 For, 0 Against, 0 Abstentions

Action: Clerk to notify the planning office

9. Planning Updates

9.1 2021/2065/PAA - Prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development. Land at Stratton Road, Holcombe, Radstock.

The applicant has decided to appeal. The Parish Council has until the 21/03/22 to comment.

Cllr Brand explained that on the 22nd November 2021 the Mendip District Council Planning office refused the application for the following reasons:

1. The proposed change of use would involve building works of a magnitude that is considered to go beyond what can reasonably be described as a conversion
2. The development would result in the external dimensions of the building extending beyond the external dimensions of the existing building through the addition of the external Juliet Balcony railings and would therefore not be permitted development and would require planning permission.

Cllr Brand stated that although the PC has an opportunity to comment on this appeal he was reluctant to do so based on the following reasons: the PC had not been consulted on the original application as this falls under permitted development and is not subject to a full planning application; the PC does not have the knowledge and expertise to judge whether this application meets permitted development criteria. He proposed that this matter be left to the Planning Inspectorate to decide and therefore recommended that no further action be taken.

9.2 2020/0008/TPO – Works to trees within a TPO M1109:- T1 - Horse Chestnut, reduce crown by 3m. T2 - Lime, prune back by 1.5m. T3 - Beech, prune back by 1.5m. T4 - Larch, remove crossing limbs. T5 - Holly, Fell. The Oasis, Brewery Lane, Holcombe, Radstock, BA3 5EG

Mendip District Council approved with conditions

9.3 2021/2815/FUL - Land Adj 7 The Mead, Brewery Lane, Holcombe, Redevelopment of stables with 1 no. dwelling. (resubmission).

Complaints had been received from members of the public that the planning office had not consulted neighbouring residents in line with usual planning process. The Mendip Planning Officer has subsequently confirmed that the letters have been resent to all consultees and an extension in time given to allow further comments to be submitted.

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As the Parish Council has considered and responded to the application no further action is required.

10. Consider relocating the litter bin from Longleat Road

The Clerk has written to Somerset Highways to establish if the existing bin could be relocated to either of the preferred sites. An acknowledgment has been received but there is no response to date.

Action: Clerk to continue to pressure Somerset Highways and Mendip District Council to approve the new site.

11. Finance

11.1 Bank Reconciliation

Cllr Gait confirmed that the reconciliation had been completed and was correct.

11.2 Confirm increase to cost of Microsoft email licenses amounting to 72 p per month

The Clerk confirmed that Geeking It Simple had notified the Council of the 72p increase each month which the Council acknowledged.

11.3 Parish Council payments

The following invoices were presented for payment:

V Watts – Salary £436.92 and Expenses £33.92	£ 470.84
Gala Account – Car park planning fee	£ 145.00
Jeremy Weare – Playing Field Grass Cutting	£1020.00
Jeremy Weare – Cemetery Grass Cutting& hedge	£ 684.00
Etavoni – Haulage for the return of trees	£ 54.00

11.4 Playing Field payments

Hillside Trees Ltd – Playing Field Tree Survey	£300.00
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Cllr Gait proposed that all payments should be made which was seconded Cllr Kerr.

Vote: 4 For, 0 Against and 0 Abstentions

12. Highway

15.1 Update on cost and potential provider of Chapter 8 training to work on roads required to install/manage Speed Indicator Device

The Clerk had obtained two quotes for training which were considered. After discussion it was agreed that the Clerk would liaise with the volunteers to ensure that they were happy with the location of the training and if so TQ Exel would be asked to provide the required training at a price of £195 + VAT per person.

Action: Clerk to liaise with volunteer and book training.

15.2 Update on existing issues already reported to Somerset Highways

Two notices of road closures have been received:

TTRO481034 – Green Lane Stoke St Michael – starts on 17th March for 5 days

TTRO527622 – Lipyeate Cross to Luckington Cross – starts on 5th March for 1 days

The Clerk had reported via the Somerset Highways website several pot holes and road defects on Longleat Lane, which had been reported by a member of the public.

15.3 Report of new issues:

A root system from fallen tree has caused a potential hazard into the road near Dark Lane.

Action: Cllr Eade to investigate.

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A double bend sign has fallen into the hedge on Pitcot Lane towards the Holcombe. It needs to be resited. District Cllr Townsend will report to Somerset Highways.

13. Councillor Reports / Updates including Playing Field, Village Hall, SALC etc

Holcombe Playing field: The Clerk had circulated the year end accounts for Councillor's perusal showing income of £5665 (Including large parish council grant) and expenditure of £5869 for the ongoing maintenance.

The textile bank continues to bring in a regular income and during its first year made a total of £327, which is very positive.

14. Meetings/Trainings to attend

08/03/22 @ 18.15 til 19.15hrs - MDC Parish Forum

08/03/22 @ 19.00 til 21.00hrs – Frome Community Network (Zoom)

17/03/22 @ 16.30 til 18.30hrs - Local Government Re-organisation meeting. (Teams)

11/03/22 @ 11 til 1pm - SALC Preparing for Elections. Clerk to attend.

15. Correspondence

Mendip District Council election timetable received. The Clerk has received the nomination papers which will be dropped to each Councillor. They need to be completed and delivered in person between 22nd March and 5th April.

Mendip District Council Council Tax Support & Hardship scheme – Posted on Facebook & circulated to Councillors to spread the word.

18/02/22 – Letter from the Ms Reakes confirming that the Holcombe Welcome Club has disbanded.

16 Next meetings

Parish Council meeting – Tuesday 5th April 2022

Annual meeting of the Parish 19th April 2022 – Clerk to confirm.

Meeting closed at 21.45hrs