

- 07/08/28 **Prior to the start of the meeting** the following councillors signed declarations of acceptance of office as councillor:- R Westmaas, P Mackay, E Chilcott. The Clerk would contact R Fraser to enable her to sign her declaration of acceptance of office prior to the next meeting.
- 07/08/29 **PRESENT:** Cllrs Westmaas (in the Chair), Mackay and Chilcott.
- 07/08/30 **ALSO PRESENT:** 11 members of the public and DCllr Kingham.
- 07/08/31 **IN ATTENDANCE:** Clerk to the Council.
- 07/08/32 **ELECTION OF CHAIRMAN AND SIGNING OF DECLARATION OF ACCEPTANCE OF OFFICE AS CHAIRMAN:** Cllr Westmaas proposed Cllr Mackay. Seconded by Cllr Chilcott. Cllr Mackay was elected and signed a declaration of acceptance of office as Chairman.
- 07/08/33 **CLLR MACKAY TOOK THE CHAIR:** Cllr Mackay thanked Cllr Westmaas for his work as chairman over the past years.
- 07/08/34 **CO-OPTION OF ADDITIONAL MEMBER TO FILL VACANCY - TO RECEIVE ANY NOMINATIONS AND VOTE THEREON:** Cllr Mackay called for anybody wishing to stand to introduce themselves. Christine Jones came forward. Cllr Mackay asked if there was anybody else interested. Nobody else came forward. Cllr Westmaas proposed co-opting Christine Jones. Seconded by Cllr Chilcott. Carried.
- 07/08/35 **SIGNING OF DECLARATION OF ACCEPTANCE OF OFFICE:** Cllr Jones signed a declaration of acceptance of office as a councillor.
- 07/08/36 **ELECTION OF VICE CHAIRMAN:** Cllr Mackay proposed Cllr Westmaas. Seconded by Cllr Chilcott. Cllr Westmaas was elected as Vice-Chairman.
- 07/08/37 **APOLOGIES FOR ABSENCE:** received from Cllr Fraser (husband in hospital)
- 07/08/38 **MINUTES OF LAST MEETING:** were confirmed and signed.
- 07/08/39 **DECLARATIONS OF INTEREST ON AGENDA ITEMS:** were received as follows:-
- a. Cllr Chilcott declared a prejudicial interest in the planning application for 5 Weares Lane.
  - b. Cllr Jones declared a prejudicial interest in the Handyman job.
- 07/08/40 **HIGHWAYS:**
- a. Any urgent problems arising and updates - Still large pothole outside the Old Bakery and Lippetts Way requires more work. Cllr Mackay would see if the Lippetts Way sign at the top of Weares Lane is missing.
- 07/08/41 **DISTRICT COUNCILLOR'S REPORT:** DCllr Kingham had received a question regarding the Local Development Framework and confirmed that the green line is the boundary for development.
- 07/08/42 **PLANNING:**
- a. Planning complaint re Hill Farm, 12 Manor Road - no reply received from Christine Miles as yet.
  - b. 14/07/00004/CJM - Variation of condition 2 of planning permission 1/14/06/00005 to allow use of black coloured mortar with projecting half round snail creep pointing to rubble stone walling - Land to the East of 12 Manor Road - The Council vigorously objected to this application. The Clerk was instructed to point out that the application was presented in an incomprehensible manner and referred to black mortar when it should have said dark red (according to a telephone call received by the Clerk during this afternoon). Letter to Christine Miles to be referred to. Point out that the stone used does not comply with the permission - course dressed stone has been used - not rubble stone. Clerk also to point out that this has arisen due to SDC incompetence. Enforcement requested. If not enforced, what point is there in having any conditions? Under no circumstances will Catcott Parish Council support this application.
  - c. **TO CONSIDER AMENDED RESOLUTION PROPOSED BY CLLR MACKAY:-** "Catcott Parish Council wishes to record its total dissatisfaction with the manner in which the Development Control Department of Sedgemoor District Council carry out their responsibilities. The Council has three main areas of concern:- 1) The Council considers that planning laws and regulations are applied in a casual, haphazard and inconsistent manner. There can be no confidence that any one decision can have any relevance to any other application, however similar. 2) Details relating to planning conditions, as applied to planning consents, appear to be rarely, if ever, properly scrutinised and even more rarely enforced. Such lack of effective action serves only to expose Sedgemoor District Council to continued ridicule, and gives applicants the confidence to ignore, with impunity, the requirements of such conditions. 3) Legitimate queries

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and complaints initiate responses, which are invariably inaccurate or incomplete, and which demonstrate an arrogant, evasive and dismissive attitude on the part of the personnel of the Development Control Department. Requests for information invariably result in an inadequate response, requiring yet more demands for release of relevant facts. This council believes that council-tax payers have a legal right to access accurate information relating to the reasons for planning decisions. This Council requests that these issues be thoroughly addressed, and that appropriate measures be implemented to resolve the shortcoming of the Development Control Department.” This was seconded by Cllr Westmaas and unanimously agreed.

- d. Update on 2 Weares Lane - 14/07/00002/KP: permission has been granted. Clerk to ask SDC that a check be made with regard to the connection to mains drainage.
- e. 14/07/00005/STH - Erection of detached dwelling and garage - land to West of Dry Close Cottage, Brook Lane - Council objected to this application. Areas where stone is to be used should be clearly specified. Specification of stone type used is not specific enough. It needs to be local. Drawings do not clearly indicate height. It was felt that the height would be out of character for the area and it would affect other neighbouring properties - all bungalows. Sewage is a problem in the vicinity and there are concerns as to whether the soil characteristics will allow adequate soakaway without inconveniencing the property to the North. The plan does not appear to be to scale and the parking and access would be far more restricted than it appears on the diagram. The chimneys look very ornate and out of character. This application fails to comply with the VDS in several aspects including chimneys, mains drainage and sewage.
- f. Agricultural Development - no update
- g. 14/07/00003/KP - Erection of replacement dwelling, demolition of existing bungalow - 5 Weares Lane - Cllr Chilcott left the room for the duration of this item. It was agreed to object to this application which in no way conformed with the ideals of the VDS. The building is huge by comparison with other dwellings, is out of character and out of place. It will overshadow the house to the North and dominate the landscape - VDS B1 and B2. Reconstructed stone is unacceptable. Local blue lias should be specified for all elevations visible from the road - VDS - B6. The windows and surrounds are out of character - VDS B13. The external chimney stack is totally out of character - VDS B15. Clay tiles must be specified - VDS B9. The building would have a severely detrimental impact on views from Weares Lane - see picture in VDS “View to Mendips across Catcott Lows from Weares Lane” on Page 11. It was felt that the dwelling being described by the applicant as “being of unique character” was correct. However it was felt that it is unique in a way which adds nothing to the character of the village - and on the contrary, it will seriously detract from it - VDS B1. There were also concerns with regard to traffic generation and parking provision in view of the size of the property. Weares Lane is narrow at this point. Sewage connection was raised as there were concerns with regard to this - it must flow down hill. It was noted that a sizeable portion of a neighbour’s property has been included in the plans - approx 38 feet x 90 feet of orchard. This should be borne in mind when considering the plans. We believe over development of the site would result. The plans used are VERY OLD and inaccurate. *At the conclusion of this item Cllr Chilcott returned to the room.*

07/08/43 **BUILDINGS OF LOCAL INTEREST IN SEDGEMOOR DISTRICT**: it was agreed to leave this item until the next meeting.

07/08/44 **FINANCE**:

- a. Possible grants for VDS and VDS printing arrangements - Clerk will proceed with this.
- b. Accounts for previous financial year 2006-2007 and Governance Statement - Consider at next meeting.
- c. Cheques for signature - Grants to be considered at the next meeting. Cheques were approved for signature as follows:- Chq.015 Lower Brue Drainage Board (rates) £14.02; Chq.016 J A Marshall (Clerk’s salary and expenses) £367.59; Chq.017 Catcott Parish Council (transfer to National Savings Account) £
- d. **EXTERNAL AUDIT**: notices have been posted
- e. **INTERNAL AUDIT**: Richard Young has confirmed he is willing to carry this out for the years 2006-2007 and 2007-2008.
- f. **QUOTE FROM EDWARD SKIDMORE (IF RECEIVED) AND ANY OTHER QUOTES/POSSIBILITIES FOR VILLAGE MAINTENANCE**: *Cllr Jones left the meeting for the duration of this item.* The Clerk had received an email from Mr Skidmore which she read to the meeting. It was felt he could not be relied upon. The Clerk had now received an estimate for the work from Mr Matthew Adams. The Clerk explained that Mr Adams had had very little

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time to prepare an estimate and that there were a few uncertainties. However, his estimate was felt to be reasonable and Cllr Mackay proposed it be accepted but with the setting of an absolute upper limit of £380. This was agreed. Clarification of areas for work would be arranged. *At the conclusion of this item Cllr Jones returned to the room.*

- 07/08/45 **SALC:** next meeting is due to be held at Fiddington Village Hal on Thursday, 14<sup>th</sup> June at 7.30pm. Information on training events had also been received.
- 07/08/46 **WHITE PAPER, UNITARY AUTHORITY, AREA WORKING PANELS AND TEAM SOMERSET - LETTER FROM SCC “ONE SOMERSET - ONE COUNCIL FOR SOMERSET - ONE VOICE” AND ANY UPDATES:** DCllr Kingham told the meeting that it had been agreed that a poll of Somerset residents would be held.
- 07/08/47 **CEMETERY PROVISION:** no update
- 07/08/48 **REVISED MODEL CODE OF CONDUCT:**
- a. To consider resolution to amend Standing Orders (refer to SO 35):-
    - i. To delete SO 21 and replace with:- “If a member who has declared a personal interest then considers the interest to be prejudicial he shall declare that, and, after making any representations, answering questions or giving evidence relating to that business, he must withdraw from the room or chamber for the remainder of the consideration of the item to which the interest relates.” Proposed by Cllr Westmaas. Seconded by Cllr Mackay. Adjourned to the next meeting of the Council.
    - ii. To include SO: “At all meetings of the Council the Chairman will at a convenient time in the transaction of business, allow any members of the public to make representations, answer questions or give evidence relating to the matter or business being transacted at that meeting. This opportunity will also apply to any member who is otherwise excluded due to a declared interest as per SO 21.” This to be inserted as SO31. Existing SO 31 and all subsequent SOs to be renumbered accordingly. Proposed by Cllr Westmaas. Seconded by Cllr Mackay. Adjourned to the next meeting of the Council.
  - b. To consider resolution to formally adopt, with immediate effect, the mandatory Model Code of Conduct as is applicable to Parish Councils of 2007 with the specific inclusion of paragraph 12 (2) - “Effect of prejudicial interests on participation”. Proposed by Cllr Westmaas. Seconded by Cllr Mackay. Carried unanimously.
- 07/08/49 **CPRE:** any information/circulars, etc put for circulation.
- 07/08/50 **RIGHTS OF WAY AND FOOTPATHS:**
- a. SCC Rights of Way Network Management letter - this was noted.
- 07/08/51 **POLDEN HILL CLUSTER GROUP:** next meeting at Shapwick Village Hall on Wednesday, 20<sup>th</sup> June at 7.30pm. Clerk would endeavour to get the planning complaint put on the agenda.
- 07/08/52 **NHS FOUNDATION TRUST APPLICATION - CONSULTATION DOCUMENT:** put for circulation.
- 07/08/53 **POLICING PLAN 2007/2008:** put for circulation.
- 07/08/54 **SDC - LOCAL DEVELOPMENT FRAMEWORK - DEVELOPMENT MANAGEMENT POLICIES - REGULATION 25 CONSULTATION - JOINT ISSUES AND OPTIONS DOCUMENT:** for circulation.
- 07/08/55 **CLERK’S APPRAISAL AND NEW MODEL CONTRACT OF EMPLOYMENT REVISIONS:** to be considered at future meeting. Clerk and Cllr Mackay to meet.
- 07/08/56 **ANY OTHER REPORTS OR ITEMS FOR INFORMATION, CIRCULATION, DISTRIBUTION:** SDC Statement of Community Involvement; SDC Help towards Council Tax and Rent; C&C Direct; LCR; Playing Field.
- 07/08/57 **DATE OF NEXT MEETING:** 12<sup>th</sup> June 2007

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