

Prior to the start of the meeting the Chairman invited Mr Adam Lockyer (FWAG) to talk to the meeting about the proposals to alter the water levels on the moors and the possible impact on the Catcott Parish Plot. Mr Lockyer then answered questions from the Council and from the floor.

- 07/08/253 **PRESENT:** Cllrs Mackay (in the Chair), Westmaas, Fraser and Gould
- 07/08/254 **APOLOGIES:** received from Cllr Chilcott (hospital)
- 07/08/255 **ALSO PRESENT:** 14 members of the public and Mr Adam Lockyer
- 07/08/256 **IN ATTENDANCE:** Clerk to the Council
- 07/08/257 **MATTERS RAISED RESULTING FROM MR LOCKYER'S TALK:** Mr Lockyer needed the Council's view on the proposals. Council agreed to support them.
- 07/08/258 **DECLARATIONS OF INTEREST ON AGENDA ITEMS:** received from Cllr Mackay declared a personal interest in 16 Manor Road because of its proximity to his house. Cllr Fraser declared a personal interest in The Brambles, Little Leaze Lane because of its proximity.
- 07/08/259 **MINUTES** of the previous meeting were confirmed and signed.
- 07/08/260 **HIGHWAYS**
- a. School transport - Grant from CCllr Huxtable's Community Fund - Clerk read an email received from CCllr Huxtable regarding a grant he is making from his Community Fund in order to assist in addressing the transport to school issue.
 - b. Speed watch - It may be difficult to join with Shapwick and Ashcott as they are in a different police area. Clerk to consult Edington.
 - c. Pinchpoint letter - was copied to all councillors.
 - d. Problems arising - Old School Lane is in a mess. Verge needs reinstating and the road needs attention. Clerk to query lack of consultation
 - e. Any other highway matters - King William Road drainage problems continue. Moderate rain causes overflow at pinch-point whilst drains at the bottom run part filled. Residents consider partial collapse probable. Standards drain still blocked.
- 07/08/261 **PLANNING**
- a. Any updates on previous applications
 - i. 14/07/00017 Erection of dwelling, garage and alterations to access - Land to the West of 3 Weares Lane - SDC have been made aware of concerns. Response states amended plans of 14 Jan have been approved under 14/07/00017 are the ones to be built to.
 - ii. 14/08/00001 Erection of replacement garage at 12 Brook Lane - committee 4th March - granted
 - b. 55/07/00010 (Burtle) Gypsy homes and buildings on land at Little Wood Yard, Catcott Broad Drove - Clerk had objected on behalf of Council.
 - c. 14/08/00002 Erection of dwelling, garage and new access at land to South of 2 Weares Lane - Support with condition re obscure glazing.
 - d. 14/08/00003 Removal of condition 2 of Planning Permission 14/04/5 to allow occupation of the annex by someone other than the occupant of the main house, to enable the annex to be used as holiday accommodation - The Brambles, 6 Little Leaze Lane - Full - Objection. This constitutes a change of use and needs an application as such. Was there a 106 agreement originally? Outside development limit. Traffic generation a concern. Raises prospect of separate sale in the future.
 - e. 14/08/00004 Sub division of single dwelling into two dwellings - 16 Manor Road - Full - Although the Council support the idea of sub-division this application is objected to on a number of grounds. There also appear to be inaccuracies on the form and these need to be clarified. Previous conditions on this site have not been adhered to and we understand Mrs Miles has confirmed this. If the application is granted SDC needs to ensure that when alerted to contraventions these are acted upon and the conditions enforced.
 - f. Tree Preservation Order - Walnut at Crossways Cottage, 1 Weares Lane - Clerk notified Council of this.
 - g. Validation of Planning Applications - letter from SCC - copied to all councillors.
 - h. Planning contraventions - councillors asked to consider obvious things we should report and to bring ideas to next meeting.
 - i. 14/08/00005 erection of 2 dwellings to rear of 5, 7 & 9 Manor Road - Object. VDS design guideline on page 12 - S2 applies. SDC Local Plan Policy H3 should be strictly interpreted. More off road parking for the business at No.5 would be required - there is already a problem with on road parking. This is backland development and if allowed would leave the way open for extending the development. It was noted that there are currently two planning contraventions:- 1) Existing two storey barn - used as ancillary accommodation (when was this given permission?); 2) Shed in orchard (beyond site) - renovated and also used for accommodation (when was this given permission?)
- 07/08/262 **EMERGENCY PLANNING:** no update.
- 07/08/263 **CLUSTER MEETING CONCERNS:** No reply from Cluster Group personnel, only from Mr Atkinson. Clerk to write again.
- 07/08/264 **DOCUMENTS FROM PARISH RECEPTION:** put for circulation.
- 07/08/265 **PLAY AREA - SWINGS:** no update.
- 07/08/266 **FOOTPATHS:** RoW Officer has visited. Will rectify problems. Cllr Fraser was given a kit for dealing with minor problems.
- 07/08/267 **FINANCE:** Cheques for signature - Chq.039 JA Marshall (Clerk's salary and expenses) £314.64; Chq. 040 Information Commissioner (Data Protection) £35.00 were approved for signature.
- 07/08/268 **SALC:** Newsletter for circulation.
- 07/08/269 **SDC, SCC:** Sedgemoor Area Working Panel papers put for circulation.
- 07/08/270 **ITEMS FOR INFORMATION, CIRCULATION, DISTRIBUTION:** LCR; C&C Direct; Sedgemoor Events 2008.
- 07/08/271 **DATE OF NEXT MEETING:** 8th April 2008. Annual Parish Meeting 7pm (Village Meeting) and Parish Council Annual meet - 13th May.

Chairman Date

14/08/00002 Erection of dwelling, garage and new access at land to South of 2 Weares Lane - Supported with condition re obscure glazing to be maintained in the future for neighbour privacy.

a. 14/08/00003 Removal of condition 2 of Planning Permission 14/04/5 to allow occupation of the annex by someone other than the occupant of the main house, to enable the annex to be used as holiday accommodation - The Brambles, 6 Little Leaze Lane - Full - Objection. This constitutes a change of use and needs an application as such. Was there a 106 agreement originally? Outside development limit. Traffic generation a concern. Raises prospect of separate sale in the future. We dispute the statement made at 6 on the application as we believe this would constitute a change of use if it is to be used for holiday accommodation.

14/08/00004 Sub division of single dwelling into two dwellings - 16 Manor Road - Full - Although the Council support the idea of sub-division this application is objected to. Four cars is a lot for this position and turning to exit would be impossible when three other cars are on site. This is critical at this location at the bottom of King William Road and opposite Wellfield. There is currently a problem with water run off down King William Road and this will be compounded by more hard standing on this site. The front of the house should not be altered. Oil tanks etc should be located at the rear. Parking at front should be screened - 4 cars visible would be awful. There should be no French window. All materials used must be in keeping with this old property. Identical stone should be used for walls. There are inaccuracies on the form such as:- building work does seem to have started; altered pedestrian access is proposed; we believe there are currently no existing parking spaces for the proposed house but only allocated space for the barn conversion resulting in an increase of 4; it is within 20 metres of a stream; there are trees on site but those which would have been in the way have now been felled; we believe the doorway to the east elevation does exist but has done so for only a few weeks. Previous conditions on this site have not been adhered to and we understand Mrs Miles has confirmed this. If the application is granted SDC needs to ensure that when alerted to contraventions these are acted upon and the conditions enforced.

14/08/00005 erection of 2 dwellings to rear of 5, 7 & 9 Manor Road - Object. Catcott VDS design guideline on page 12 - S2 applies. SDC Local Plan Policy H3 should be strictly interpreted. More off road parking for the business at No.5 would be required - there is already a problem with on road parking. This is backland development and if allowed would leave the way open for extending the development. It was noted that there are currently two planning contraventions:- 1) Existing two storey barn - used as ancillary accommodation (when was this given permission?); 2) Shed in orchard (beyond site) - renovated and also used for accommodation (when was this given permission?)