

- 05/06/165 **PRESENT:** Cllrs Westmaas (in the Chair), Chilcott, Mackay, Hamblyn and Fraser.
- 05/06/166 **ALSO PRESENT:** 19 members of the public and CCllr Huxtable
- 05/06/167 **APOLOGIES:** none
- 05/06/168 **IN ATTENDANCE:** Clerk to the Council
- 05/06/169 *Prior to the start of the agenda items the Clerk drew Council's attention to the outstanding performance of Catcott Primary School as outlined in the Bridgwater Times, the School being recognised as a particularly successful school by Ofsted. Council congratulated the school on this achievement.*
- 05/06/170 **MINUTES OF LAST MEETING:** were confirmed and signed.
- 05/06/171 **DECLARATIONS OF INTEREST ON AGENDA ITEMS:** Cllr Mackay declared a prejudicial interest in the developments at Pear Tree, 16 Manor Road as it is the neighbouring property to his own. He left the room while it was under consideration.
- 05/06/172 **MATTERS ARISING ON MINUTES AND NOT LISTED ELSEWHERE:** none
- 05/06/173 **HIGHWAYS:**
- a. Any urgent problems arising and updates - No reply received as yet from Liam Gill regarding various problems in King William Road.
 - b. Parish Survey results - put in circulation.
 - c. Temporary road closure between Shapwick and Westhay - long closure for bridge strengthening works (between Shapwick and the Burtle Road at Westhay).
- 05/06/174 **COUNTY COUNCILLOR'S REPORT:** David reported that some gritting work had been carried out along the Broadway during the recent very cold spell in spite of the notification that this would not happen.
- 05/06/175 **CATCOTT POST OFFICE STORES:** No update.
- 05/06/176 **PLANNING:**
- a. 14/05/00013/MW (14/05/00014/MW) - Erection of dwelling, garage and formation of access at Pear Tree Guest House, 16 Manor Road and Barn conversion - (Cllr Mackay left the room prior to this item). The Council objects to these applications as follows:-
 - i. Supporting Statement - Policy Analysis
 - (1) 3.1 - Catcott Parish Council does not believe Policy H3 is complied with on several counts.
 - (2) 3.2 - This application would not be appropriate to the character and physical identity of this central, ancient core area of the village where large gardens are characteristic.
 - (3) 3.4 - This application is backland development and totally inappropriate in this location. The central core area of Catcott is highly significant in terms of the structure of the village. It is particularly sensitive to erosion by backland development which would alter an important characteristic feature of this place. The proposed development will be clearly visible, not only by the neighbours but also from the road.
 - (4) 3.5 - This application should be judged entirely on its own merits. In reaching his decision on The Old Bakery appeal the Inspector stated that every application must be judged on its individual merits.
 - (5) 3.6 - The size of the garden is currently compatible with others in the area and this would no longer be the case should this development be permitted.
 - (6) 3.7 - Whilst the new units and Pear Tree might remain free from overlooking this will not be the case for Court Farm or Barton Farm. The resulting plots will be out of scale in this particular location within the village.
 - (7) 3.8 - In the *immediate* vicinity of the site this statement is incorrect. On this side of Manor Road and at this point along the road the development would be uncharacteristic.
 - (8) 3.9 - with regard to detailing and design there was felt the roofscapes should be kept simple with stoneworks all matching. Stone walling should be incorporated along the length of the boundary.
 - (9) 3.10 - We would like to see all stonework in this development should it be permitted.
 - (10) 3.11 - Why should Pear Tree be favoured with strategic planting if the boundaries with Court Farm and Barton Farm are not? It should be borne in mind that trees take some time to grow!

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- (11) 3.12 - It was felt that additional use of access at this point, opposite the end of King William Road and the Residential Home is inappropriate and dangerous.
- (12) 3.13 - All stonework and stones should match the existing. Roofline should be kept simple.
- (13) 3.14 - no comment
- (14) 3.15 - Concern should be felt for the neighbours, not the applicants! With five windows plus patio door to the West, completely overlooking the garden of Barton Farm combining with the fact that the land is higher at Pear Tree it is neighbours who will suffer from lack of privacy.
- (15) 3.16 - The neighbours are greatly concerned about the proximity to their boundary and equally concerned about overlooking.
- (16) 3.17 - These neighbours are also greatly concerned about this application and the affect it would undoubtedly have on them. The size of their garden and where they currently sit is immaterial.
- (17) 3.18 - no comment
- (18) 3.19 - This statement is interesting. I would draw your attention to the comments made by Catcott Parish Council regarding the large gardens in this vicinity and the part they play in importance with regard to several points in H3.
- (19) 4.1 - We do not believe that compliance with the relevant policies has been shown.
- ii. H3a - the open spaces behind the houses are a characteristic part of this central core of the village. See 3.17. This application does not comply.
- iii. H3b - This application could not be compatible in scale, density and layout with the size and form of the village as there is no other backland development in this key area of the village. See 3.17.
- iv. H3c - As above. This application would be unsympathetic with the vernacular character of the locality within the village.
- v. H3d - This is a dangerous entrance. The perimeter walls opposite the end of King William Road have been damaged by vehicles on more than one occasion. The junction with King William Road makes this an unsuitable area to have any additional on road parking, especially with the residential home opposite. If it is assumed that there will be two cars per residence with a need for visitor parking - where will all the vehicles be put and will it leave enough room to manoeuvre on site and exit forwards on to Manor Road? It would be extremely unsafe to back out. Of additional concern in this respect is the fact that many young school children pass this entrance every school day and their safety, as well as that of other pedestrians will be compromised.
- vi. H3e - Council agreed that both Court Farm and Barton Farm would be noticeably affected by the development. It is going to be too close to both and will be intrusive to them as overlooking is bound to result.
- vii. In addition to the above the Sedgemoor Landscape Assessment and Countryside Design Summary is also to be considered. With regard to this we draw your attention to 6.50 (p.89) relating to developments on the North side of the Polden ridge. All points here should be considered. Note: Barton Farm is picture no.7 on page 86.
- viii. Another neighbour (14 Manor Road) is concerned about overlooking of the garden and patio. In addition, their downstairs rooms would have their privacy compromised.
- ix. Catcott Parish Council objects to the constant cramming in of additional houses in all available nooks and crannies regardless of the historic environment.
- x. No mention is made of the size or type of garage intended.
- xi. In short, Catcott Parish Council objects most strongly to these applications. We urge the Council to reject these applications.
- xii. **(Cllr Mackay returned to the room.)**
- b. 14/05/00015/STA - Conversion of additional area of loft to living accommodation, including installation of dormer window to rear (North) at Greenacres, 7 Brook Lane - Council supports this application.
- c. 14/05/00010 - Erection of chalet bungalow, garage and formation of access at Dry Close, 3 Brook Lane - some concern

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regarding privacy of neighbouring property otherwise no objection.

- d. 14/05/00006/STH - Change of use of holiday cottage to dwelling for full time occupancy etc at Cypress Cottage, Steel Lane - permission has been granted
- e. Any other planning matters - 14/05/00011/CJM - erection of dwelling, double garage and formation of access at 12 Manor Road - Agreed Clerk should respond taking account of comments made during previous circulation of documents. Comments include -
- i. It was understood by Catcott Parish Council that any development within the curtilage of a listed building must be in total sympathy with the listed building.
 - ii. This proposal is not in sympathy with any adjacent buildings and is totally inappropriate in this position.
 - iii. The design should incorporate all natural blue lias stone (particularly important to the front and east elevations). Reconstructed stone is unacceptable.
 - iv. Old farm buildings at the north boundary should be retained (no mention made of them). The loss of the high wall at the back will impact greatly on the privacy of properties behind.
 - v. Concern was expressed about the entrance at this narrow point in the road. What will happen to the stone wall? This should be protected as being part of the listed building.
 - vi. The building is too large for the plot and inappropriate. The height of the building seems to dwarf both Hill Farm and the other houses along that side of the road.
 - vii. This building would have a detrimental impact on the character and appearance of the area.
 - viii. Catcott Parish Council objects strongly to this application on the above counts and because it totally compromises the integrity of this part of the village.

05/06/177 **FINANCE:**

- a. Cheques for signature - were approved as follows - Chq.580 Dave Gardner (Parish Plot gateway) £94.00; Chq.581 J A Marshall (Clerk's salary and expenses) £274.50.
- b. Any other financial matters -
- i. *Dog fouling notices* - Clerk gave details of costs provided by SDC for provision of notices. Some stick on notices had also been supplied. Agreed to use these.
 - ii. *Precept* - this needs to be set at the next meeting.

05/06/178 **SALC - ANY INFORMATION/CIRCULARS** - Next meeting Thursday 15th December at Woolavington Village Hall, 7.30pm. Clerk gave information of additional agenda item.

05/06/179 **SOMERSET DRUG AND ALCOHOL ACTION TEAM** - correspondence re Drug and Alcohol Awareness in Communities Project - in circulation.

05/06/180 **STATEMENT OF COMMUNITY INVOLVEMENT - PREFERRED OPTIONS CONSULTATION RE WASTE MINERALS PLANNING** - in circulation.

05/06/181 **PARISH RECEPTION THURSDAY 17TH NOVEMBER AT BRIDGWATER HOUSE AT 7.30PM** - this was attended by the Chairman and Clerk, neither of whom had been impressed by the way parish council questions had been handled.

05/06/182 **REFURBISHMENT OF WELLFIELD NOTICEBOARD AND SCHOOL NOTICEBOARD:** Cllr Mackay had obtained permission from the owner of Wellfield to attach the noticeboard to the wall once it is refurbished. Cllr Westmaas had refurbished the school noticeboard but was waiting for it to finish drying out before replacing it.

05/06/183 **CPRE** - Somerset Matters and Fieldwork put in circulation.

05/06/184 **CLERK'S CONTRACT:** To be considered as soon as Edington contract returned from SALC.

05/06/185 **RIGHTS OF WAY AND FOOTPATHS** - compilation of list of requirements for Guy Manning (Footpaths Officer). Footpath BW6/6 at item 4 on last survey (at the plank bridge) handrail is now missing.

05/06/186 **DATE OF NEXT MEETING** - Tuesday, 10th January 2006 - (to include precept setting)

Chairman

Date