

# STON EASTON PARISH COUNCIL

Clerk to the Council  
Fiona Lyons

Chairman  
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## AGENDA

For PARISH COUNCIL MEETING to be held at **Clapton Village Hall** on **Tuesday 9<sup>th</sup> September 2014** commencing at **7.30pm**

1. **Apologies and declarations of interest**
2. **Public participation**
3. **Minutes of last meeting**  
To agree the minutes of the meeting held on Tuesday 8<sup>th</sup> July 2014
4. **Matters arising**
5. **Highways matters**
  - a. Highway safety on A37 - corners close to Clare Hall and Lodge for Ston Easton Park
  - b. Drains in Green Street
  - c. Resurfacing of A37 between Home Farm and the junction with the A39
  - d. Timetable for cutting of grass verges
6. **Reports from District / County Councillors, Village Agent and PCSO**
7. **Cessation of the Mobile Library service in Ston Easton**
8. **Planning**
  - a. **Applications**
  - b. **Approvals/Rejections**
    - i. 2013/2559/HSE and 2013/2560/LBC – Orchard View, Clapton Road, Clapton - Single storey rear extension to infill open area between existing annexe extension (+ Listed Building Consent). **Approved with conditions.**
    - ii. 2014/0889/HSE and 2014/0714/LBC – Boyd's Cottage, Bristol Road, Ston Easton – To build lean-to conservatory and associated baseworks (+ Listed Building Consent). **Approved with conditions.**
    - iii. 2014/1141/HSE – 70 Green Street, Ston Easton – Vehicular access, demolition of outhouse, formation of drive and parking, build two storey and single storey rear extension as annexe for elderly relative. **Approved with conditions.**
    - iv. 2014/1250/FUL – Manor Farm, Hay Street, Ston Easton – Construction of new agricultural building, roof cover over existing silage bunker. **Approved with conditions**
    - v. 2013/2499/FUL – Old Gore Wood, Emborough – Use of land for stationing of caravans for residential purposes for 2 gypsy pitches together with the formation of additional hard standing and utility/dayrooms. **Refused.**
9. **Financial matters**
  - a. SCC Health and Wellbeing Fund 2014-15
  - b. Funding for Clapton defibrillator
  - c. Remembrance Day – Royal British Legion poppy wreaths
  - d. Grant Thornton – completion of Audit
  - e. Clerk's expenses
10. **Correspondence**
  - a. Connecting Devon and Somerset – Update
  - b. South West Resilience Campaign
  - c. Mendip Local Plan and Housing and Economic Land Availability Assessment (HELAA)
  - d. Somerset Community Foundation newsletter
  - e. Somerset and Avon Police and Crime Commissioner newsletter
11. **Matters for report and items for next meeting**
12. **Date of next meeting** Tuesday 11<sup>th</sup> November 2014

## MINUTES

PARISH COUNCIL MEETING held at Ston Easton Village Hall on  
Tuesday 8<sup>th</sup> July 2014 commencing at 7.30pm

### Present:

Tom Osborne, Martin Carver, Steve Huckle, David Watts, Rob Winkworth

### 1. Apologies and declarations of interest

Apologies had been received from Tom Killen, Mark Long, SCCllr Harvey Siggs and Jacky Smith

TO declared an interest in item 7b(i) and MC declared an interest in item 7a(iii)

### 2. Public participation

Ian Stafford, the new Manager of Ston Easton Park introduced himself and offered to host a Parish Council meeting at the hotel. He explained that work will be starting shortly to repair the wall that had recently been damaged by a lorry. It was noted that traffic restrictions will be in place whilst the work is carried out.

### 3. Minutes of last meeting

The minutes of the meeting held on Tuesday 13<sup>th</sup> May 2014 were agreed with no amendments.

### 4. Matters arising

SH clarified that the amount he had mentioned for cutting back trees in Clapton was only an estimate of what the costs could potentially be rather than a firm quotation. However, he stated that the trees around the war memorial do require sensitive treatment to ensure that that area remains a focal point for the village. He felt strongly that the work should be carried out by a professional tree surgeon.

**Action:** SH to obtain quotes for the work and come back to next meeting.

SH confirmed that he was happy to continue cutting the grass around the war memorial.

### 5. Highways matters

- a. Highway safety on A37 – pavements between Easton Court and the main entrance for Ston Easton Park. Complaints had been received from several residents. It was agreed that the Clerk should contact Highways again and ask that this is dealt with as a priority as it is a danger to pedestrians.
- b. Drains in Green Street – DW said that an area of drain is totally blocked at the moment and is causing flooding.
- c. Resurfacing of A37 between Home Farm and the junction with the A39. This work was originally carried out in 2012 and the bad state of the tarmac was reported last year but the problem has not been rectified by the original contractor as promised.
- d. Timetable for cutting of grass verges. It was noted that the verges have been cut but not the hedges which is the responsibility of the landowner. There had been complaints about the grass cutting –which was carried out too fast and consequently was not a good job.
- e. RW reported that there are several potholes along Langleys Lane and the drain across the road outside Langleys cottages is breaking down on rhs.
- f. One resident has asked about the possibility of a mobile speed camera in Ston Easton to address the speeding traffic through the village.
- g. Speed restrictions – no response had been received from Dave Grabham. Clerk to contact again.

**Action:** Clerk to report the issues above to the relevant Highways departments

### Reports from District / County Councillors, Village Agent and PCSO

The Village Agent submitted the following report:

The first taster session for the youth event "Get Active", saw 13 young people between the ages of 10-13 in Ston Easton Village Hall. Table tennis, snooker, skittles and chess were on offer and then youngsters rounded the time off with an impromptu kick about on the field as well as playing boules. A second session is arranged for 17<sup>th</sup> July comprising of an outdoor team event and then table tennis, snooker and board games. We will then assess if we have enough volunteers to set up a rota for a regular event in the autumn. This will mean getting "Rural Youth", a specialist county agency to come and advise us of the correct procedures we will need to put in place for working with young

people. The annual fee for this advice is £40. We do not have access to any funds at the moment and wonder if the Parish Council will donate this as a one off payment? **Action:** Parish Council agrees to fund the £40 payment to Rural Youth

The point raised at the last meeting re pavement between Easton Court and the main entrance to Ston Easton Park has been compounded by a vehicle mounting the pavement and part demolishing the wall. The state of the pavement remains in a very poor condition.

Renovation of the tennis court and play area at Ston Easton Village Hall requires us to know who we need to approach to get permission to start the procedure for fundraising.

It was also suggested that the possibility of Somerset County Council funding should be explored.

**Action:** Clerk to e-mail Cllr Harvey Siggs

## Planning

### a. Applications

- i. 2014/1005/OTS – Former Builders Yard, Ston Easton – Erection of single dwelling  
**No objection**
- ii. 2014/1141/HSE – 70 Green Street, Ston Easton – Vehicular access, demolition of outhouse, formation of drive and parking, build two storey and single storey rear extension as annexe for elderly relative.  
**No objection**
- iii. 2014/0738/VRC – Manor Farm, Clapton – Variation of condition re holiday letting. **Application withdrawn**

### b. Approvals/Rejections

- i. 2014/0533/FUL – Whitchurch Farm, Ston Easton - Removal of pond and reinstatement of land to agriculture. **Approved with conditions**
- ii. 2013/2175/TPO – Underhill Wood, Underhill Lane, Ston Easton – Proposed felling of trees. **Partial approval.**
- iii. 2013/2317/LBC – Orchard View, Midsomer Norton – Replace timber casement windows with replicated windows and replace all plastic rainwater goods with cast aluminium. **Approved**

TO reminded members that the application for the gypsy/traveller site at Old Gore Wood, Emborough was being considered at the MDC Planning Board at Kilver Court on Wednesday 16<sup>th</sup> July. RW is speaking on behalf of the Parish Council

## 6. Financial matters

- a. Funding for Clapton defibrillator – next agenda
- b. Request for donation – Somerset Wildlife Trust – defer to May
- c. Bank Balances – The Clerk reported that, following the receipt of the precept, the balance of the current account was now £7340.91. The Business Reserve account stands at £2626.55.
- d. Clerk's expenses - £37.75 agreed

## 7. Correspondence

The following items of correspondence were noted:

Letter of thanks from Mendip CAB  
Mendip Gypsy and Traveller Count  
Community Council for Somerset Newsletter  
Police Newsletter

## 8. Matters for report and items for next meeting

Funding for Clapton defibrillator.

SH reported that there had recently been issues with refuse and recycling bins not being emptied.

DW reported that the PCC has to pay £6500 pa for one service a month as the vicar covers 3 or 4 parishes, this is based on ability of residents to pay. There are worries that the church may close.

## 9. Date of next meeting (Tuesday 9<sup>th</sup> September 2014, Clapton Village Hall)

Highways

21/07/2014

To: fionajlyons@hotmail.co.uk

Thank you for your email regarding various highway related matters.

Pavement from Clare Hall to Ston Easton Park An inspection of the pavement surface has been arranged and any safety defects identified will be actioned as necessary. 283471

Drains Green Street. Investigatory works have been carried out which have identified a number of items which would benefit from further works. A scheme to resolve the issues which were identified is currently being designed and it is hoped to programme the works later this financial year. Due to the location of the required works it is likely there will be some disruption to traffic during the works. Advance warning of the works will be signed on site prior to the works commencing.

A37 Surface Dressing The surface dressing is regularly checked to ensure the road is safe and also to monitor the condition of the dressing. The Project manager is aware of this matter and discussions with the term contractor are being undertaken.

Grass Verges An inspection of the verges has been arranged. Are there any particular locations which you believe have not been carried out to a good standard. Ref 284527

Should you require any further information please do not hesitate to contact us.

Regards

Neil Corp

Assistant Area Highway Manager, Economic and Community Infrastructure, Somerset County Council,  
Mendip Area Office, Wells Road, Glastonbury, BA6 9AS Tel: 0845 3459155

### Progress update: Connecting Devon and Somerset

Latest announcement: CDS launched its new website on Wednesday 30th July. The programme has reached a point in the roll out where it is able to share more detailed and wider ranging information than we have been able to until now. The new website is easier to navigate with more features including a zoomable base map that will make it far simpler for residents and businesses to find detailed information that is relevant to them. The CDS website address remains the same [www.connectingdevonandsomerset.co.uk](http://www.connectingdevonandsomerset.co.uk).

#### Key features:

- \* The map and website are now compatible with the majority of tablets and smartphones and both are faster loading across all platforms.
- \* There is now only one map, which displays all current roll out information to 7 digit postcode level. It combines the 3 maps on the previous website and displays more detailed information.
- \* The new map includes the locations of the 'final 10%' - premises that will not be able to access superfast broadband by the end of 2016\* - to 7 digit postcode level.
- \* The new map includes estimated survey dates for all areas under evaluation to 7 digit postcode level.
- \* Using 7 digit postcode level information means that the information we supply is more detailed than the earlier map's 'exchange level' data, where an exchange was marked as live as soon as the first cabinet was enabled. This led to some understandable confusion when not all cabinets at the same exchange were enabled at the same time.
- \* CDS has submitted a full funding application to BDUK's Superfast Extension Programme (SEP). Should this be successful then the CDS partners aim to reach 95% of premises by the end of 2017.

Please advise your businesses and residents that improvements to their broadband speeds will not happen automatically. When an area becomes ready for service, businesses and residents will need to purchase a superfast broadband package from their internet service provider. In many areas that are live, the service is being offered by a range of different providers, so please encourage constituents to shop around and get the best deal.

Please also continue to support the programme by encouraging constituents in areas that are live to take up a superfast broadband service and drive take-up across the programme area.

We are also keen to develop case studies of businesses, home workers and families who are taking up the new service. If you hear of anyone in your constituency who would make a good case study and would be willing to take part, please put them in touch with Sofie Francis (see below).

For further information please contact Connecting Devon and Somerset: [broadband@devon.gov.uk](mailto:broadband@devon.gov.uk) or visit [www.connectingdevonandsomerset.co.uk](http://www.connectingdevonandsomerset.co.uk)

#### Appendix – Full list of areas now offering a superfast service

The latest locations to go live include parts of Ashford (near Barnstaple), Braunton, Burlescombe, Chudleigh, Heanton Punchardon, Ilsington, Landkey, Morteheo, North Tawton, Swimbridge, Tedburn St Mary, Whitestone, Cannington, Chilton Trinity, Milverton, Nether Stowey, North Petherton, Otterhampton, Pawlett, Puriton, Spaxton Barrington, Dowlish Wake, Horton, and Kingstone in South Somerset.

Areas already live include parts of Belstone, Bishop's Hull, Bishop's Lydeard, Bradford-on-Tone, Combe Florey, Cotford St Luke, Crediton, Creech St Michael, Dunchideock, Exminster, Hatherleigh, Hemyock, Holsworthy, Newton St Cyres, Nynehead, Okehampton, Okehampton Hamlets, Petrockstow, Ruishton, Sandford, Shillingford St George, South Tawton, Sticklepath, Stoke St Gregory, Thurloxtton, Wellington, West Buckland, West Monkton, Kennford, Henlade and North Curry. The programme has also been able to provide additional coverage around the fringes of Barnstaple, Bideford, Totnes, Newton Abbot, Honiton, Ilminster, Taunton and Bridgewater.

Additionally, further communities will be connected by October 2014 (subject to engineering considerations). These include parts of: Combe Martin, Denbury and Torbryan, Dunkeswell, Great Torrington, Ilfracombe, Ipplepen, Kingsbridge, Stokenham, West Alvington, West Down, Woolfardisworthy, Ashill, Beercrocombe, Catcott, Chilton Polden, Edington Fivehead and Milborne Port.

**South West Resilience Campaign**

Dear Colleague

We urgently need your help to persuade the Government to commit vital and long overdue investments in the South West Peninsula's transport network in this year's Autumn Statement. Reliable roads and railways are a vital part of everyday life. They are vital to the economy and our essential services. But in the South West Peninsula, we've experienced appalling disruption to our connectivity with the rest of the UK through extreme weather.

At times, Cornwall, Devon and Somerset's strategic road and rail links with the UK were severed; the M5 and A303 flooded, whilst the loss of the sea wall at Dawlish, flooding and landslips along our main rail lines left many passengers delayed at best, and stranded on occasion. This has exposed the fragility of the South West Peninsula's strategic transport links brought on by decades of under-investment by successive Governments.

The impact on our transport networks has been unlike anything encountered in modern times, but it isn't a one-off. The Environment Agency and the Met Office warn that extreme weather will affect the South West Peninsula with increasing regularity in the future. These events will pass, but the chaos they leave behind may take months to put right. We need to prepare now and make sure the South West Peninsula keeps moving in the future so that essential services can function, the economy can grow, people can get on with their lives and visitors can continue to enjoy all that the South West has to offer.

As a result, a partnership of South West local authorities and Local Enterprise Partnerships, supported by the bodies such as CBI, has come together to campaign to Government to improve our resilience and encourage economic growth.

The campaign is calling on the Government to invest in four key actions:

- Improvements to the A303/ A30/ A358 to create a reliable second strategic road link from London to the South West Peninsula
- A resilient and reliable railway for the South West Peninsula
- Faster rail journey times and better connections
- Sufficient capacity and quality of our trains to meet demand

We know that many businesses and communities are experiencing problems. We need your help to put the strongest case to Government in advance of the Autumn Statement this year. Ministers need to hear from you, your members, employees, friends and colleagues about why the Government should back our campaign.

If you are willing to write to the Government directly (and copy us in) that will have a powerful effect on Ministers. The more of us who let Ministers know we need them to act now the stronger our voice in Whitehall becomes. Copying us in helps us to keep track of how the campaign is progressing and encourage others to get involved.

Below you will find addresses for Patrick McLoughlin, the Secretary of State for Transport, and George Osborne, the Chancellor of the Exchequer. The Secretary of State will determine his department's transport priorities for the future, the Chancellor will decide how much money those priorities will get, so it's important that both hear your views.

If you would prefer just to let us know about the problems you experience – and the benefits that improved connectivity could bring, we would also be very grateful. These comments can be used as part of the overall campaign business case. This can be done either by emailing us at [info@resiliencesouthwest.co.uk](mailto:info@resiliencesouthwest.co.uk) or alternatively by filling the form on our website [www.resiliencesouthwest.co.uk](http://www.resiliencesouthwest.co.uk).

On behalf of the partnership for South West Resilience, we would like to thank you in advance for your help and support. More information is available on our website: [www.resiliencesouthwest.co.uk](http://www.resiliencesouthwest.co.uk).

Yours sincerely

Peter Doyle  
Head of External Affairs  
Devon County Council

Liz Waugh  
Coast Communications

On behalf of:

The Peninsula Rail Task Force, Devon and Somerset Local Transport Board, Cornwall Council, Devon County Council, Plymouth City Council, Somerset County Council, Torbay Council, Heart of the South West Local Enterprise Partnership, Cornwall and Isles of Scilly Local Enterprise Partnership, Devon and Cornwall Business Council

**Letters of support should be addressed to:**

Rt Hon Patrick McLoughlin MP,  
Secretary of State for Transport,  
Department for Transport,  
Great Minster House,  
76 Marsham Street,  
London,  
SW1P 4DR

[patrick.mcloughlin@dft.gsi.gov.uk](mailto:patrick.mcloughlin@dft.gsi.gov.uk)

Rt Hon George Osborne MP,  
Chancellor of the Exchequer,  
HM Treasury,  
1 Horse Guards Road,  
London,  
SW1A 2HQ

[private.office@hmtreasury.gsi.gov.uk](mailto:private.office@hmtreasury.gsi.gov.uk)



**Mendip Local Plan and Housing and Economic Land Availability Assessment (HELAA) 2014:  
Note for Parishes following Rural Forum 21 July 2014**

At the Rural Forum, the Council promised to provide a note on the position on speculative planning applications given the advanced stage of the Local Plan, the five year land supply position and the notification sent to parishes last month regarding the 'call for sites' and the Housing and Economic Land Availability Assessment (HELAA, formerly referred to as SHLAA) study.

As the Council now considers there is a case for claiming a five year housing land supply, we intend to reinstate the principle of restraint outside village development limits. This is clearly subject to any further detailed comment and recommendations of the Local Plan Inspector or successful challenges to five year supply (which we can expect to be numerous and vigorous).

For the time being, however, while the Local Plan Inspector has indicated Mendip's housing requirement should be a minimum to 2029, proposed modifications to the Plan indicate any opportunities for additional development above requirements will be explored within the Part II plan-making process, i.e. not through speculative planning applications. This is detailed further below:

**Planning policy approach to planning applications and site allocations**

The planning policy approach to planning applications and site allocations will reflect the Local Plan housing requirement and remaining dwellings. These are summarised at the end of this note which identifies three groups of villages:

(1) Where villages have met or exceeded the Local Plan requirement, additional greenfield sites will not normally be sought or supported. Infill, conversions and redevelopments within settlement limits will remain acceptable in principle subject to considering the overall cumulative impacts on the village and a detailed site-based assessment.

(2) In villages where there is an outstanding requirement of more than 15 dwellings, there is likely to be a need to identify housing sites in Local Plan Part II. Planning applications made in advance of this process will generally be resisted, particularly where this would prejudice consideration of alternative sites which have been promoted in the SHLAA/HELAA study. A more pragmatic approach may, however, be considered where alternative options are likely to be limited.

(3) Where a settlement has a requirement of less than 15 dwellings, the Local Plan expects these to be met through small-scale development within limits rather than site allocations and any small scale planning applications will be considered on their planning merits. In other small settlements (not a primary/secondary village) in the countryside, housing proposals will be expected to demonstrate special circumstances to justify development or provide a rural exception site.

**Mendip Towns**

The general principle of restraint outside limits and Future Growth Areas (FGAs) also applies to the main towns. However, any policy recommendation on a specific proposal would need to take into account the extent of alternative sites identified in the housing land availability assessment, given the need to maintain rates of delivery of sites set out in the trajectory. Core Policy 2 sets out circumstances outside limits where the FGAs could, where necessary, come forward ahead of site allocations.

**Housing and Economic Land availability Assessment**

In terms of the current 'call for sites', which the Council has a statutory obligation to undertake, we only expect to ultimately allocate a limited number of sites from those promoted. To be clear, the inclusion of a site in the study as "potentially suitable" does not indicate the Council will consider an application favourably or grant permission.

**Remaining Dwelling Requirements as at June 2014.  
(Includes schemes with permission and s106 sites approved in principle)**

**A: Villages which have met or exceeded the Local Plan Requirement**

Baltonsborough	Primary
Norton St Phillip	Primary
Beckington	Primary
Chilcompton	Primary
Evercreech	Primary
Rode	Primary
Coxley	Secondary
Faulkland	Secondary
Holcombe	Secondary
Meare/Westhay	Secondary
Oakhill	Secondary
Wookey	Secondary
Kilmersdon	Secondary

**B: Villages with a Residual requirement of 15 dwellings or fewer**

		Remaining Requirement
Coleford	Primary	6
Mells	Primary	5
Chewton Mendip	Primary	11
West Pennard	Secondary	14
Walton	Secondary	13
Doulting	Secondary	10

**C: Villages with a Residual requirement above 15 dwellings**

		Remaining Requirement
Nunney	Primary	53
Westbury sub-Mendip	Primary	39
Stoke St Michael	Primary	35
Butleigh	Primary	33
Draycott	Primary	38
Croscombe	Primary	21
Ditcheat	Primary	20
Binegar & Gurney Slade	Secondary	31
East Lydford/ West Lydford/ Lydford-on-Fosse	Secondary	18

**Mendip Towns – Remaining requirement to be allocated in Local Plan Part II \***

	Built	Dwellings in Trajectory to 2029	Remaining Requirement
Frome	924	1377	98
Glastonbury	468	433	141
Street	546	709	72
Shepton Mallet	534	685	58
Wells	237	1071	173

\*Beyond sites with permission, approved in principle, allocated sites and other suitable sites within development limits as indicated in the SHLAA/HELAA.