

STON EASTON PARISH COUNCIL

MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING HELD AT CLAPTON VILLAGE HALL, ON THURSDAY 30th JUNE 2022 COMMENCING AT 7.30pm.

Present: Cllrs Tom Killen (Chair), Ainslie Davies, Anne Huckle and Julian Carver; also in attendance Alan Butcher (Clerk)

22/06E/1 - Apologies for absence. Cllr Peter King.

22/06E/2 - Declarations of Interest:

Cllr Carver declared a personal and prejudicial interest in item 22/06E/5i

22/06E/3 - Public Participation:

The Chairman will adjourn the meeting and allow a maximum of 15 minutes for public participation – seven members of the public were present.

i) Public comments on Planning applications.

The Chairman outlined the planning history of The Crown and advised that the recent appeal had been lost on the grounds of loss of amenity for the village and the failure to properly market the property. He noted that the Parish Council objections were not necessarily taken into account at the appeal. He reminded members of the public that each person was allowed three minutes to speak on the matter.

Members of the public made the following comments:

Concern was expressed about the loss of the village hall car park to overspill parking from the development of The Crown which could lead to a loss of bookings for the village hall.

Concern was expressed about additional traffic on village lanes.

There was a long discussion about the foul and surface water drainage arrangements proposed and concern expressed about the foul waste disposal which some felt had not been fully thought out. Many comments were made about surface water flooding through The Crown car park which also effected the adjoining property and flooding on village lanes which had been videoed and sent to Mendip DC.

It was noted that the development was within 400m of a large working farm.

ii) Agenda matters.

The matter of Greenditch Lane was discussed following highways suggestion that the lane was unadopted. It was noted that highways had previously installed drains and signs in the lane

22/06E/4 - Confirmation of the Minutes of previous meetings:

i) The confirmation of the Minutes of the Meeting held on 9th June 2022 to be postponed until the next scheduled Parish Council meeting was agreed.

22/06E/5 - Parish Council Response to Planning Applications

- i) 2022/1184/FUL | Proposed conversion of Public House into 3no. dwellinghouses and the erection of 2no. additional dwellinghouses | The Crown Inn Clapton Road Clapton Radstock Somerset BA3 4EB
Cllr Carver left the meeting at this point.
Cllrs Davies and Huckle reiterated concerns raised by members of the public regarding drainage problems and all agreed that despite apparent changes to the proposals there would still be the possibility of flashing flooding. It was noted that reference to public drainage infrastructure was incorrect. There was discussion about the marketing of the property and those aspects which could be cited as part of the objections. Cllr Killen felt that this needed to be highlighted in any objection. Other points to be included were the overlooking of the adjoining property, traffic and parking concerns and the proximity of a working farm.
It was proposed Cllr Davies and seconded Cllr Huckle that the Parish Council object to the planning application and that the objection includes the following comments:
- i) The proposed development is within 400 metres of a large and long established working farm which will cause noise, smell and environmental impact which will affect the proposed dwellings.
 - ii) There is questionable evidence of true marketing of the property over the last twelve months. Parish Councillors and others have monitored usual sites both via the internet and media outlets and find no evidence of any true marketing of the site for its existing use. It appears there is a deliberate low-key approach to marketing the site which is also being offered at an excessive price for this type of property designed to achieve a “no reasonable or viable offers” result in order to facilitate an application for change of use.
 - iii) The proposed development is considered to be too dense for the site and out of character with the surrounding dwellings
 - iv) The layout of proposed development has a significant impact on the adjoining property depriving that property, the annex of the Old Chapel, of light with planned Unit 5 blocking the only Velux window providing light to the rear of the property.
 - v) The planned sewage treatment plant and drainage arrangements are inadequate to deal with the proper disposal of outfall liquids given the ground conditions in the area and the lack of mains sewage infrastructure in the area. Equally, the disposal of surface water has always been a problem in the area with evidenced flash flooding from fields above the property flooding through the existing car park and surging down village lanes. Any existing road drainage is easily overwhelmed by such flooding. Additionally, flooding to properties adjoining the proposed development is also evidenced as a regular

occurrence which can only increase due to climate change and global warming.

- vi) The re-siting of a telegraph pole away from the site entrance is, in fact, moving the problem to an adjoining entrance.
- vii) Concern has been expressed about the effect on village lanes and the nearby village hall car park by the inadequate parking provision on the site and the need for visiting and excess vehicles to be parked within the site area rather than outside of the proposed development. The redevelopment of The Crown represents a huge loss of amenity for the village which, together with the likelihood of indiscriminate parking in areas of the village outside of the development, further erodes villagers' expectations for the quiet enjoyment of the place they have chosen to live.
- viii) There is no evidence that the proposals exhibit any compliance with current design sustainability policies which developers are required to adopt.

Cllr Carver re-joined the meeting

22/06E/6 – Other Matters.

- i) Somer Valley Enterprise Zone – Parish Council response to B&NES. Both Cllr Killen and the clerk had responded to the consultation before the deadline. The clerk had asked to be included on the circulation list.
- ii) Verge Cutting. Cllr Killen to speak to Cllr King and Tim Candy about the extent of previous verge cutting and to arrange for the cutting to be carried out.

22/06E/7 - Matters of Report

- i) Thanks were given to Paul Clayton for erecting one of the village signs, the positioning of the next sign to be agreed at the next meeting.
- ii) Further investigation is required to establish the status of Greenditch Lane as it is considered unadopted by highways and not by others.
- iii) It was noted that a concrete post at the Clapton war memorial was damaged and that the grass needed cutting.

There being no further business the meeting closed at 8.40pm

22/06E/8 - Date and Time of Next Meeting.

21st July 2022 at Ston Easton Village Hall with a planning presentation at 7pm followed by the Parish Council meeting.

Alan Butcher,
Parish Clerk,
11th July 2022
01749 870358;
ston.easton.clerk@gmail.com