

Draft minutes subject to acceptance at the next meeting

STON EASTON PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD AT STON EASTON VILLAGE HALL ON WEDNESDAY 5th JUNE 2024 COMMENCING AT 7.30pm

Present: Cllrs Tom Killen (Chairman), Anne Huckle, Rick Fitzsimmons and Peter King; also in attendance Alan Butcher (Clerk)

24/06E/1 - Apologies for absence. Cllrs Ainslie Davies and Julian Carver.

24/06E/2 Election of Vice Chairman:

Proposed Cllr Fitzsimmons, seconded Cllr Huckle that Cllr King be elected; all in favour.
Cllr King signed the Declaration.

24/06E/3 - Declarations of Interest: No declarations were made.

24/06E/4 - Public Participation:

The Chairman will adjourn the meeting and allow a maximum of 15 minutes for public participation on matters included on the agenda only. The Chairman outlined to procedure for the meeting. 10 members of the public were present.

- i) Short presentations on planning application 2024/0750/FUL. Representatives from 360 Maple who now owned Farrington Park outlined proposed for changes to turn the facility into a country park rather than just a golf course with sports courts, improved facilities and on site room and ECO cabins. The new application would superseded the 2019 application which had been previously approved.
Cllr Huckle asked about rights of way through the site and asked that these be adequately signed. Cllr King was concerned about lighting around the site and asked that new lighting be kept at low level. It was noted that the floodlighting to the existing driving range would remain.
The question of an increase in traffic was raised and the suggestion made that the traffic would be spread throughout the day rather than concentrated at peak times.
In response to a question about lighting to covered sports courts it was noted that lighting would be fixed at a high level within the roof structure.
In response to a question it was noted that the 2024 application superseded the 209 application and that the provision of spaces for touring caravans had been removed.
Residents of properties around the site expressed concern about the lack of any consultation with them about the proposals and the effect of increased traffic, noise and intrusive lighting. Problems of flooding in March Lane were noted and also the problems caused by an increase in traffic in the narrow lane.
Matters concerning car parking for the ECO cabins was discussed and it was advised that this would be in the main parking area not adjacent to the cabins.
It was noted that there were no plans for a swimming pool facility.
Cllr Huckle asked about levels of fees to use the facilities. It was noted that the golf course was now pay and play rather than offering a membership facility.
The landscaping provision was felt to be “weak” and would be shield lighting and noise from nearby homes and, in particular, the proposed greenkeepers facility near the entrance would generate noise and traffic from early morning and throughout the day. Cllr Killen asked why the facility was so positioned and was advised that this was to keep delivery vehicles at the edge of the site.
- ii) Other agenda matters. None were raised.

24/06E/5 - Confirmation of the Minutes of previous meetings:

- i) That the Minutes of the Parish Council Meeting held on 9th May 2024 be held over for agreement at the next scheduled meeting. This was so agreed.

24/06E/6 - Parish Council Response to Planning Applications

- i) 2024/0800/FUL | Change of use and conversion of existing garage into 2-bedroom holiday let (retrospective). | South Hayes Bristol Road Ston Easton Radstock Somerset BA3 4DJ. Proposed Cllr King, seconded Cllr Fitzsimmons that the application be supported, all in favour.
- ii) 2024/0750/FUL | Expansion of the existing sports facilities, including construction of a family putting course; an outdoor gym; 3 outdoor pickleball courts, including a children's play park & a cabana; conversion of a greenkeeper's building to indoor pickleball courts. Construction of overnight accommodation in the form of 48 eco cabins (12 buildings) and 9 lodges, partially in replacement of permitted caravan pitches. Erection of a maintenance hub & Greenkeepers Unit. Various alterations to the clubhouse, other buildings & the golf driving range. Necessary demolition & engineering works, & installation of associated infrastructure and landscaping. | Farrington Golf Club Marsh Lane Ston Easton Wells Somerset BS39 6TS
Cllr Huckle expressed concern about the public rights of way through the site and the need for proper signs and also not to hard surface the paths.
Cllr Fitzsimmons was concerned about the lack of consultation with surrounding owners, problems with noise and lighting and the need for a robust review of landscaping.
Cllr King remained concerned about the level and impact of lighting on the site and the wider surrounding area, especially when viewed from the Clapton direction.
Cllr Killen noted that the proposals represented a significant change in the character of the park and that, although there were economic benefits to the area, the problems with noise, lighting and lack of any consultation with neighbours was of great concern.
It was proposed Cllr Killen that the Parish Council object to the application on the grounds detailed above, seconded Cllr Huckle and agreed unanimously. Clerk to submit the following comments to the planners:

Ston Easton Parish Council considered application 2024/0750/FUL at its meeting on 5th June 2024. Representative of the applicants gave a presentation about their proposals and answered questions from the councillors. Members of the public present made various representations to the Parish Council on a number of concerns regarding the application, some of which were answered by the applicants' representatives.

After consideration, councillors voted unanimously to object to the application.

Councillors made the following comments concerning the application:

- *Councillors were disappointed at the apparent lack of any consultation by the applicants with homeowners adjoining the site who raised a number of points at the meeting including traffic volumes, noise and loss of amenity. Councillors felt that this lack of engagement with those living around the site contributed to their decision to object to the proposals.*
- *Councillors were concerned about noise emanating from the site from events and also from the proposed greenkeeper and maintenance facilities to be sited near the entrance on Marsh Lane. Early morning activities including the starting of grass cutting equipment and deliveries throughout the day would impact on the amenity of nearby properties.*
- *Levels of lighting proposed, albeit that some of which would be at low level, would have an impact on the surrounding countryside in addition to existing flood lighting to the driving range, existing illumination to the entrance drive and light spill from proposed covered sports courts and from the ECO cabins. This increase in light levels will adversely affect wildlife and be a prominent intrusion into the night skies when viewed from the south.*

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- *With the site becoming a “holiday park” as opposed to a golf course, there will be a significant increase in traffic to and from the site during the day and in the evening for those attending events and taking part in activities. The introduction of a large number of ECO cabins and letting rooms will increase the amount of traffic using March Lane which is already too narrow for larger vehicles to safely pass. Concern was expressed about the levels of construction traffic using March Lane.*
- *With the introduction of larger areas of hard surfaces, roofs, etc, concern was expressed about the effect of surface water run off into Marsh Lane. The adequacy of proposed drainage improvements was questioned.*
- *Councillors noted that a number of public Rights of Way run through the site and concern was expressed about any hard surfacing of these rights of way and any disruption of their existing routes. Councillors asked that all rights of way be adequately sign posted especially where the route ran near to the proposed ECO cabins.*

24/06E/7 - Financial:

- i) Westcotec invoice for SID’s additional equipment - £573.00. This was agreed and a cheque raised.
- ii) Payment for volunteer training in connection with SID’s - £774.00. This was agreed and a cheque raised.

24/06E/8 - Matters of Report

- i) A local volunteer had offered to clear the footpath along the A37, Cllr King to remove the arisings and rubbish.
- ii) It was reported that a survey of drains along Green Street had shown that surface water drains were connected into foul sewers.

There being no further business the meeting closed at 8.50pm

24/06E/9 - Date of Next Meetings.

27th June 2024 at Ston Easton.

**Alan Butcher,
Parish Clerk,
13th June 2024
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