

STON EASTON PARISH COUNCIL

MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING HELD AT CLAPTON VILLAGE HALL, ON TUESDAY 9th AUGUST 2022 COMMENCING AT 7.30pm.

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

22/08E/1 - Apologies for absence. Cllrs Anne Huckle and Peter King.

22/08E/2 - Declarations of Interest:

No declarations were made.

22/08E/3 - 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.

- i) Public comments on Planning applications.
The applicant gave information about 2022/1414/FUL
The Chairman confirmed he would allow a public response to 2022/1427/FUL during the discussions about the application.

22/08E/4 - Confirmation of the Minutes of previous meetings:

- i) The confirmation of the Minutes of the Meeting held on 21st July 2022 to be postponed until the next scheduled Parish Council meeting. This was agreed.

22/08E/5 - Parish Council Response to Planning Applications

- i) 2022/1427/FUL | Demolition of no. 26 and 28 Orchard Vale and development of 60no. dwellinghouses with open space, landscaping and associated infrastructure. | Land At Underhill Lane Ston Easton Wells Somerset
In response to an invitation from the chairman, a representative of the applicant summarised the application and responded to public questions invited by the chairman.
Councillors, in reviewing the application, noted a number of undecided matters which they felt required clarification before they could make a positive decision. The clerk also read out an email from Cllr Huckle who raised a number of concerns.

Councillors therefore agreed to leave the determination of the application to the planning officer requesting that the following comments and concerns be taken into account:

The matter of section 106 community benefit from the development was raised and councillors noted that with the development falling within Ston Easton Parish and, in particular Clapton, there was likely to be additional usage of Clapton Village Hall. It was hoped that a contribution to Clapton Village Hall would be made as part of the section 106 process.

Councillors noted that the development adjoins an area of Midsomer Norton which has social problems and some anti-social behaviour and were concerned that the new development would not exacerbate those problems either at the existing location or within the new development. As there is already an existing hall near the development, consideration should be given to investing further in this facility, especially for younger people. The developers have indicated they would be open to requests.

Councillors had been asked by a number of local residents about the possibility of connecting the village of Clapton to mains drainage via the new development. It was suggested that a connection to a new drainage system could be left ready should mains drainage be installed in Clapton at a future date.

Councillors noted previous localised flooding at the lowest part of the site and hoped that suitable arrangements were included in the development to alleviate future problems with surface water.

Councillors were aware of the concerns from a local landowner about walkers not using designated footpaths and causing damage to fences when walking in the locality. A request had been made for local designated footpaths to be signposted.

Councillors raised concerns about additional traffic arising from the development especially at peak times.

Councillors were aware of the following matters yet to be decided or formalised

Education contribution to be discussed with B&NES.

The basis of the allocation of affordable or shared ownership homes.

Waste and recycling collection.

Medical provision.

- II) 2022/1414/FUL | Installation of slurry lagoon with appropriate capacity for holding. | Whitchurch Farm Hay Street Ston Easton Wells Somerset BA3 4DW. Following questions to the applicant, councillors agreed unanimously to support the application.

Draft minutes subject to acceptance at the next meeting

- III) 2022/1342/HSE | Conversion of existing outbuilding from studio use into residential annex. | Croft House Clapton Road Clapton Wells Somerset BA3 4EB. Councillors were concerned that the outbuilding once converted could, at a later stage, become a separate dwelling rather than an annex associated with the main dwelling. Councillors agreed to leave the determination of the application to the planning officer with a comment that the annex should be designated as being associated with the main dwelling.

22/08E/6 - Matters of Report

- i) The clerk advised he had now received a communication from highways stating the Greenditch Lane was a restricted by way and that the matter had been passed to Rights of Way for investigation.
- ii) Cllr Fitzsimmons spoke about the setting up of Parish Council email rather than the use of private email addresses as at present. This was agreed, Cllr Fitzsimmons to action.

22/08E/7 - Date and Time of Next Meeting.

6th September 2022 at Clapton Village Hall.

Alan Butcher,
Parish Clerk,
16th August 2022
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