

Merriott Parish Council

Minutes of the Extraordinary General meeting of the Parish Council held on 29th May 2019 At 7pm in The Community Pavilion, Merriott Recreation Ground

Present:

Cllr Iain Hall (Chair)
Cllr Jim Shorting (Vice Chair)
Cllr Steve Ashton
Cllr Michael Burnham
Cllr Dave Aslett
Cllr J.Graham

In attendance

Julie Chant (Clerk), and four members of the public

19/026 Public Open Session

Cllr Hall welcomed everyone present to the meeting. Those present to speak about items other than those on the agenda were invited to address the Council.

A resident was pleased to note that the drains had been cleared in Church Street, and there was a discussion around the general lack of clearance and whether some drains were now damaged, or still blocked beyond the gully.

19/027 Apologies for absence

Cllr Paul Maxwell had a meeting at SSDC, Cllr Grant Wright was attending a funeral.

19/028 Code of Conduct and Declarations of Interests

There were no declarations of interest

19/029 Planning including applications currently in circulation

a) 19/01021/FUL Mr K Denslow, Land at Pye Corner, Merriott Road, Merriott, TA16 5NJ
Demolition of existing steel open sided barn, and change of use of site to residential. Conversion and extension of existing stone barn to a single storey dwelling with new detached garage and the construction of three two storey detached houses and garages, with associated courtyard, parking and garden areas. Development to provide a total of four dwelling units –

Following a site visit the Planning Working Party felt they had no strong objection to the position and layout of the site, but did have grave concerns about the comments within the application regarding safe pedestrian access to the village facilities. They expressed some concern about the vehicle access from the site onto the road, especially in view of the speed of passing traffic, but felt this was a decision for the Highways Agency. There was some discussion around the previous use of the site, but the main concern was the suggestion that there was safe route on foot to the local facilities. Councillors discussed the Small Improvement Scheme application which had been submitted to SCC, noting that this incorporates the area highlighted in the proposal. Councillors discussed the option of requesting that any CIL contribution from the site should be allocated to road and footpath improvement inline with the SIS proposals.

The Planning working group recommended that Council vote to confirm they had no strong objection to the brownfield site, but that the road safety issues should be addressed.

All agreed, unanimously approved.

Action: Clerk to write to the Planning Officer with the Councils comments and enclose a copy of the SIS for their consideration and request any CIL be used for road safety improvement.

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Planning determinations

- a) 18/03480/FUL Paul Hulbert, Oak Lea Farm, Lower Severalls Farm Road, Crewkerne – continued used of land as residential mobile home for worker at Oak Lea Farm Livery - permitted with conditions

19/030: Planning discussion

Councillors considered their response to major developments in the village.

The Chair opened the discussion with the suggestion that Councillors might want to consider what they wish to see from developments which already have outline permission. At a meeting earlier in the year a District Councillor had suggested the Parish Council might wish to engage with developers at the early stage of any proposal so they might have some influence over the types of dwellings offered and any possible improvements for the local area.

Councillors expressed their disappointment and concern that so much larger scale development had been given outline permission as Merriott is classed as a rural settlement, and that local infrastructure, such as bus services, school, and lack of a health centre, did not seem to be taken into account when decisions were made.

They also felt the Housing Needs Survey they had undertaken seemed to have no effect on any decision making.

With regard to the proposed development at Shiremoor, Councillors reviewed the draft plan 134 a) dated 29.03.19 which the architects and developer had discussed with the Planning working party earlier in May. They did feel that the proposal of buying a property and yard on Lower Street, to create alternative access was preferable to the current proposal which involved having to cross the sunken stream. The new proposal would also allow some additional housing and changes to layout and on the whole, it was considered that it addressed some of the Parish Councils concerns and seemed to be mutually beneficial.

Councillors voted on the proposed alterations to access and site as shown on plan 134a) dated 29.03.19. All agreed, unanimously in favour of the plan.

There was discussion around the viability of the site and the lack of any 106 contributions and Councillors agreed that the Clerk should write to the Planning Officer to again request that the Parish Council be allowed to see the District Valuers Report and to request a claw back 106 arrangement.

Action: Clerk to write to Planning officer requesting a copy of the viability report and a claw back 106 arrangement re: Shiremoor development.

There was a discussion around the recent notice of temporary diversion of footpaths, and it was noted that the diversion would be onto land under the ownership of Merriott Parish Council, and that the boundary shown on Boonbrown plans does not agree with the footpath plans the Parish Council hold.

Action: Clerk to write to ROW confirming that the route of some footpaths is in dispute and any temporary diversion involving Parish Council land needs to have the consent of Full Council.

Councillors discussed other sites within the Parish Boundary which may be potential development sites and agreed to review the situation at their July meeting. Cllr Aslett suggested that the Parish Council invite a planning officer to come to the village and explain the reasons why they recommend developments in the village which Parish Councillors refuse. If a representative is not willing to attend a meeting perhaps, they could write a piece for the Merriott Messenger explaining how they make their decisions.

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Action: Clerk to write to Chief Planning Officer inviting an officer to attend a meeting.

Councillors also agreed the draft letter to the Lead Legal Specialist at SSDC concerning the Regulation Committee.

Action: Clerk to send letter to SSDC as agreed.

Councillors also noted correspondence regarding planning and land from two Parishoners.

19/031 Finance and procedure:

- a) To approve complaints policy and procedure;

The Clerk had sent two model policies to the Chair and Vice Chair and it was agreed that the more straightforward policy would be suitable. The Clerk will send a copy to all Councillors for a decision at the June meeting.

Action: Clerk to send model Complaints policy to all Councillors

19/032 Recreation Ground/Pavilion

- a) **To discuss the Activity Day on Saturday 27th July 2019**

The Clerk gave Councillors a quick update on the current plans and Councillors agreed that a budget would be available, and if necessary small donations could be given to some of the groups attending. A meeting with Active learning and skills is planned for Tuesday 4th June 2019.

- b) **To discuss matters arising from the meeting with football clubs.**

Cllr Hall confirmed that improvements to the pitch were in hand, reseeding the goal mouths was underway and the pitch had been rolled. Fertiliser costs were discussed and Councillors agreed that Cllr Hall could order the fertiliser. Club representatives at the meeting had agreed the water pressure in the pavilion was much improved and there would be an effort to keep the pavilion clean. Improvements to the showers were almost complete but Councillors felt that the internal doors should be repainted.

The manager of MRFC and the Clerk had been investigating the possibility of roll on, roll off goalposts and prices and grants were being considered.

Councillors had already agreed another waste bin to be positioned by the half way line and the football teams were looking at the possibility of building two dug outs, also to be positioned on the half way line. Floodlighting, additional benches and refurbishment of the existing shelter were also discussed and would be considered when 106 money was available.

- c) **Update on safety surface for inclusive roundabout.**

Cllr Hall confirmed he had been able to negotiate a small discount from the recommended supplier and he felt the higher specifications were worth the additional costs. **All agreed and approved placing an order with the company recommended by SSDC.**

19/033: Highways and Footpaths.

- a. **To receive update on heritage road signs refurbishment**

Cllr Wright was unable to attend the meeting, so there was no update on the road signs. Councillors noted correspondence requesting reinstatement of sign on the approach from Crewkerne.

- b. **To receive SIS update.**

The Clerk had no update on the progress of the application, but gave new Councillors paper copies of the SIS. The scheme had been discussed earlier in the meeting during planning discussions

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19/034 Clerks update

The Clerk had requested additional information on the Planning training offered by SALC, but it was still not clear how helpful this would be to members of the planning working party. It was noted that Clerks will no longer receive a weekly e mail with planning application updates, so the Clerk will need to check the SSDC website regularly. Councillors also noted the teething problems with changing electricity suppliers, but hoped this would be resolved before the June meeting.

19/035; The next meeting will take place on Monday 8th July in the Blake Room, Merriott Village Hall, Merriott,

Cllr Aslett requested defibrillator for Lower Street be added to June Agenda
Cllr Aston requested purchase of trees for community land be added to June Agenda

The meeting closed at 9.13p.m