

# MINUTES OF THE MEETING OF SHEPTON MONTAGUE PARISH COUNCIL HELD ON MONDAY 28<sup>th</sup> NOVEMBER AT 7.30pm in the VILLAGE HALL

*Draft minutes for approval at the next meeting*

**Present:** Paul Williams (Chair), John Sykes (JS), Ali Willasey-Wilsey (AW), Richard Ellis (RE), Margaret Bowden (MB)(Clerk). Also in attendance were Robin Bastable (RB)(District Councillor) and Lucy Trimnell (County Councillor).

Also present were 11 members of the Parish including Paul Rawson (PR) on behalf of Emily Estates/The Newt (items 5 and 6) and Robert Dimond (applicant Item 7).

1. **Apologies for absence:** Julia Hunter
2. **Declarations of interest.** None.
3. **Minutes** of the last meeting on 21.7.22 were approved and signed as a correct record.
4. **Matters Arising:**
  - **East St Junction:** No further action.
  - **Earthed banks along B3081:** No response had been forthcoming from Planning following the clerks' follow-up email. **Action:** Clerk to email Graham Swift to enquire on current position.
  - **Community Speed Watch:** JS reported that progress was painfully slow however now have 4 volunteers trained.
  - **Finance:** Bank signatories – AW, MB and PW are now signatories. **Action:** Clerk to get OD removed as signatory.
  - 30mph painted road signs at both ends of the village are badly worn. **Action:** Clerk to report to Highways.
  - Deep pothole by Hope Chapel (where there was previously a fatality due to a pothole). **Action:** Clerk will report on County website when advised of details.
5. **Planning application 22/02997/FUL** Searts Barns And West Searts Cottage And East Searts Cottage Welham Castle Cary Somerset BA7 7NF Demolition of existing dwelling and garage; erection of new dwelling, and conversion and extension of two agricultural buildings to form two dwellings, associated landscape and access works and new electricity substation (revised proposals following commencement of works under planning permissions 20/01446/FUL and 21/01593/FUL)

It was noted that earlier planning permission had already been granted for 6 cottages plus other infrastructure on this site so this is a much reduced proposal for fewer dwellings. PR advised that these will not be holiday cottages but offered on the open market for long-term rental. (Although it was noted that the previous application had agreed in principle to holiday cottages.) In answer to a question, PR clarified that there was no intention to build a tunnel or a bridge to connect Seart's Farm to the Newt estate. The present overhead electrical cables are to be buried and a new electricity substation is required. Heating in the houses will probably be air-source.

In view of the reduction in the proposal Council had no objections. **Action:** Clerk to advise Planning and also to request that Council is kept informed of applications at Seart's Farm as these impact Shepton Montague even though the site falls within Bratton Seymour Parish.
6. **Planning application 22/02943/FUL** Welham Farm Cattle Hill Bratton Seymour Wincanton Somerset BA7 7NE Demolition of two modern storage buildings and erection of replacement storage building, with associated landscape works and ancillary outbuilding with bat loft

JH,PW and JS had made a site visit to Welham Farm with PR and inspected the site of the proposed building which will form part of the Hobhouse archive. PR explained that there had been some changes since the visit; there are now no roof lights or windows in the building and the roof height has been lowered by approx. half a metre. A lean-to type shelter and bat roost have been added. Concern was expressed at the meeting about a potential increase in vehicle movements to/from Welham farm and the potential commercial use of the building. PR stated that the building was for storage only and there would be very few vehicle movements and no change in the number of staff at the site generally. Also, the site can be accessed directly from the Estate. The building work is currently out to tender, a requirement of which is

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that developer's vehicles must come from A371 and via Cattle Lane during construction work and not through the village.

Council resolved to send the following comments to Planning:

*Please note that this property is within Shepton Montague Parish and not Bratton Seymour.*

*Shepton Montague Parish Council supports this application but with the following two conditions:*

*That use of the building is restricted to storage of archive materials as stated and may not be used for regular commercial use*

*and*

*that all traffic connected with the demolition of the existing buildings and constructing the replacement be required to access the site from the A371 via Cattle Hill and not through the village.*

**Action:** Clerk to send comments to Planning.

- 7. Planning Application 22/02790/FUL** Higher Farm East Street Shepton Montague Wincanton Somerset BA9 8JJ Demolish existing agricultural buildings and erect three new C3 dwellings with residential curtilages. PW explained that the Applicant already had Class Q permission to convert the barns into residential accommodation. However Robert Dimond said that the barns were concrete and not really fit for purpose. He wants the houses to be in keeping with others in the village so was now seeking full planning permission. There was some confusion as to the meaning of 'C3' dwellings but this was later clarified as simply meaning ordinary residential houses (as opposed to hotel or hostel accommodation or care home or hospital etc.). Council resolved to support the application. **Action:** Clerk to notify Planning.
- 8. Village website.** Sadly no-one has stepped forward to offer to run the village website and Peter Gane will only be continuing to do this for a couple more months. The clerk read out a recent email from him in which he suggested that the Parish Council find out what companies other local councils use. RB said that Charlton Musgrove's website was originally set up by Savage Cat Internet based in Milborne Port but the everyday running is done by a member of the Council. Bruton have a Wordpress website, again run by a member of the Council. **Action:** JS and clerk to research companies that could run the website for a monthly fee as we are happy with the existing design.
- 9. Financial review and budget setting for 2023-2024** Council reviewed the current financial position and considered the precept for next year. Some budgeted costs are unlikely to be incurred in 22-23 now i.e. £200 for fingerpost restoration, £100 for noticeboard repairs, £500 for footpaths project and £500 budgeted for Queen's Jubilee. Also the £1356 CIL remains in the Council account since it was not required for the village hall garden, but has to be spent by 2025. JS suggested it could be used for repairs to the village hall roof instead, which leaks over the porch and now has a hole in it where someone has tried to steal the lead flashing. Cheques were signed for: mowing the churchyard and village hall garden to 11/11/22 - £390, and for the Book of Condolence - £23.99. The balance in the Parish Council account will be approximately £5,200 at the financial year end unless there are unforeseen costs or expenditure on footpaths, fingerposts or noticeboards between now and then. PW said that the precept had been raised to £3,000 for 22-23 and suggested it remain the same for 23-24.
- 10. Meeting dates for 2023** The clerk suggested the following dates be put in diaries for 2023 meetings: **February 13<sup>th</sup>, May 15<sup>th</sup>, August 14<sup>th</sup> and November 13<sup>th</sup>. These are all Mondays at 7pm.**
- 11. Footpaths project;** No further update.
- 12. Correspondence:** None
- 13. a.o.b.** In view of the vandalism to the village hall roof, it was suggested that any lead be painted with 'smart water' to help catch thieves.
- 14. Open discussion**  
There being no further business the meeting closed at 8.50 pm.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

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