

MINUTES OF THE MEETING OF SHEPTON MONTAGUE PARISH COUNCIL HELD ON WEDNESDAY 26th JULY AT 7.00pm in the VILLAGE HALL

Present: Paul Williams (Chair), John Sykes (JS), Julia Hunter (JH), Richard Ellis (RE), Margaret Bowden (MB)(Clerk). Also in attendance were two members of the parish.

- 1 **Apologies for absence:** Ali Willasey-Wilsey (AW), Robin Bastable (District Councillor)
- 2 **Declarations of interest.** None.
- 3 **Minutes of the last meeting (the Annual Parish Council meeting held on 16/5/23) were amended and signed as a correct record.**
- 4 **Matters Arising:**
 - Finance:** The clerk reported that the Exemption Certificate in relation to the annual external audit, had been acknowledged by the external auditors.
 - Earthbanks on B3081 – Stokeford Farm:** No further information.
 - Flooding:** Drain clearance had been arranged via John Nicholson, Highways. The ditch near to the Tibbatts' house is to be cleared also.
 - Local Community Networks:** AW and JH had attended a recent meeting and reported back already to Council.
 - Village noticeboard:** The door had been removed as the board fills with condensation water. Needs repair. Ongoing.
- 5 **Planning Application 23/01156/OUT: Outline application for conversion of the existing 4 barns to dwellings including the retention of the original farmhouse with all matters reserved except access. Location: Stokeford Farm, Stoney Stoke BA9 8HR After much discussion and hearing contributions from the floor, Council resolved to submit the following comments to Planning:**

PARISH COUNCIL COMMENTS

Name of Parish Council:	Shepton Montague
Application Ref No:	23/01156/OUT
Address:	Stokeford Farm, Stoney Stoke, BA9 8HR
Date of response:	26 th July 2023

1. Support the granting of permission	<input type="checkbox"/>	
Please explain below the main grounds on which you support the proposal:		
2. Object to the granting of permission	<input checked="" type="checkbox"/>	
Please explain below the main grounds on which you object to the proposal: <ul style="list-style-type: none"> • The Application seeks to combine the removal of a condition of one planning consent (19/01133/FUL) with the approval gained under a class Q application. This sets a precedent for extending the boundaries of Class Q permissions. The Applicants are currently in breach of their condition under 19/01133/FUL that the existing farmhouse 'shall be demolished and the site reinstated to form part of the agricultural land within the Stoke Farm agricultural holding'. 		

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- The Parish Council reference their duty to enhance biodiversity. We regret the loss of agricultural buildings and this small farm, resulting in the inevitable reduced biodiversity that replacement large-scale farming brings.

Material Considerations	Explanation of Grounds
1. Overlooking, loss of privacy or overbearing/overshadowing nature of proposal	
2. Design & appearance, impact on public visual amenity	Design – no mention of design for energy efficiency- see comments below.
3. Layout & density of building	
4. Effect on listed buildings and/or conservation areas	
5. Loss of trees or ecological habitats	
6. Inadequate parking and/or servicing areas	
7. Access, highways safety or traffic generation	The development will increase vehicle movements in and out of the access road by some 8- 10 a day from a zero base.
8. Noise, smells or disturbance from the scheme	
9. Flood Risk	
10. Other reason – please explain	
3. Comments only	
<p>General Observations: Current Planning conditions should be enforced. Council wish to see planning conditions adhered to. The Applicants state there are ongoing conversations with Planning on this matter. Please can you advise what these are? Design considerations – Council note that some authorities have ‘Passivhaus’ as a planning requirement for residential development and would encourage energy efficient design of buildings.</p>	

6 Finance: Payments: a cheque was signed to VCS Websites Ltd for £50 for clerk training.

7 Biodiversity: The clerk advised that the Parish Council was now under a statutory obligation to consider how they can enhance biodiversity (Environment Act 2021). Consideration must take place by 1/1/24. Policies and objectives must be agreed as soon as possible after this date and actions

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must be reconsidered every five years. Although the parish is very small and the Council controls no land except the hall and garden, it was nevertheless thought that small changes could be made in relation to leaving spaces for wildlife (e.g. the far end of the village hall garden), planting trees to provide additional habitat (using native and sustainably sourced trees), maintaining the new trees recently planted (by Village Hall Committee) and reducing the use of herbicides to control weeds e.g. in the carpark and perhaps the churchyard via liaison with the PCC.. The clerk had received a Biodiversity pack which she would distribute.

- 8 **Correspondence:** None except previously mentioned or already circulated.
- 9 **A.o.b:** JH had received correspondence from neighbouring parishes and was happy to liaise with them concerning developments at The Newt that affect us all.
- 10 **Open discussion.**

Future meeting date: November 13th, Monday at 7pm.

There being no further business the meeting closed at 8.30 pm.

Chairman _____ Date _____