



SEAVINGTON PARISH COUNCIL

Clerk to the Parish **Sue Doble**
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Minutes of the Parish Council meeting held at in Seavington Millennium Hall on Tuesday 17th October 2023 at 6.30pm.

Present:

Cllr A Doble (Chair), Cllr J Pendleton, Cllr P Parsons, Cllr Reyland, Cllr Dance, Cllr Roundell-Green, Mrs S Doble (Clerk)

Also Present:

There were 7 members of the public present

Questions and comments from members of the public

Concerns were raised by a number of residents regarding the Planning Application for Kelvin Cottage.

- Enjoyment of their homes
- Extensive loss of light within Lilic Cottage
- Over shadowing of front and rear garden
- Great concern to foundations of Lilic Cottage which is over 250 years old
- Invasion of privacy in gardens
- Safety to residents going about their daily business
- The proposed development is located on a single track road which is busy and dangerous as cars use lane very fast.
- The road is already over developed
- The design does not conform with the houses already there as the proposed dwelling is set back and out of keeping
- The proposed driveway is to be block paved and no provision for water run off for the 50 square metres of hardstanding within the site. The length of the parking area shown on the plans is 4.5 metres which is less than the recommended at 4.8 metres per car. The roadside drain is on the opposite side of the road and this could cause problems in frosty/icy conditions.
- The sight line is not compliant and is not in control of the applicant due to the existing dwellings either side.
- Parking spaces do not comply with standing advice
- There is no visitor parking which is a concern and they will probably park on the side of the road and being single track would cause many problems
- Road safety is a huge issue as Scotts Hill is a narrow lane which is used by many farm vehicles.
- Speed of vehicles using Scotts Hill is already a major problem
- The Plans don't conform to the Party Wall Act
- Flooding is also an issue as the bottom of Scotts Hill has flooded previously
- Residents are concerned where Builders will be parking during the build
- Construction stage will be a complete nightmare to live with
- Lilac cottage could suffer from loss of value or worse unsellable

The Planning Agent for the owners of Kelvin Cottage had prepared something so say but felt it is irrelevant now she has heard from the residents of Scotts Hill. She feels that there are a number of points raised she will need to go away and look at. She went on to state that there is a Highways report which has been completed by a Highway Consultant, he considered that the improvements to general setup warranted the

scheme going ahead. In his professional opinion it is acceptable. She has noted the impact on Lilac Cottage but really feels that we will have to wait and see how the Planning Department respond.

Public Question Time was then closed.

3728 Resolutions - Planning

A. To discuss and prepare feedback on **Application No: 23/02185/FUL** Erection of a single dwelling and creation of associated access and parking. Alterations to existing access to serve Kelvin Cottage.

Cllr Pendleton stated that this Planning Application is bound to be controversial, there are two positives, one being an improvement and tidying up an extremely tatty area and secondly provide a low cost home for the village. He went on to say that the cons outweigh those potential advantages and there is an adverse effect on the neighbours, there will be disruption to residents, the parking proposed is far from ideal. Cllr Pendleton therefore proposed that the Parish Council do not to support the application.

Cllr Parsons also could not support the application due to loss of privacy and especially loss of light. She went on to say that the design was not in keeping. She also stated that the drains on Scotts Hill are often blocked and as there is nothing on the plans to take away surface water then this may affect properties at the bottom of the hill. Cllr Parsons believes that a planning application was refused several years ago on the same site.

Cllr Reyland has concerns regarding traffic during building and the agricultural vehicles, purely on the road, visibility, parking and vehicles getting in the out, he can't see how the Parish Council can give their support and opposes the application.

Based on the above reasoning, Cllr Doble **Proposed** that the application is to be recommended for refusal. Cllr Pendleton **Seconded** and Members **Unanimously** agreed.

Members of the public left the meeting at 7.12pm

Reports from County Councillors (limited to 10 minutes in total)

The County Councillors are invited to give short oral or written reports on matters affecting Seavington Parish. Members of the public, as well as Councillors, may ask questions or make comments on matters raised.

Cllr Dance advised that their monthly report will be sent out shortly.

The County Councillors advised that in the coming months the Parish Councils will have to take on more of the tasks currently undertaken by the County Council. They advised that the precept for next year therefore must go up.

County Councillors left the meeting at 7.29pm

3729 To receive and agree any apologies for non-attendance:

Cllr Taylor gave her apologies at the previous meeting

3730 Declarations of Interest: E.g. Shop and Community Land Trust (CLT)

None declared

3731 To receive and approve minutes of the Parish Council from Tuesday 19th September 2023

Members unanimously **RESOLVED** the Minutes of the meeting held on 19th September as a correct record and signed.

Proposed Cllr Reyland **Seconded** Cllr Parsons

3732 Chairman's Announcements:

The Chairman announced he had received a letter from a local business. Members unanimously **RESOLVED** that the contents of which are to be discussed at the end of the meeting in a closed session.

3733

Clerks Updates:

The Clerk reported that she attended the zoom training on budgeting.

Clerk has received an email from SALC, their AGM on Saturday 2nd December at Edgar Hall, Somerton, they would like one Cllr and the Clerk to attend or two Cllrs if the Clerk is unable to.

3734

To receive updates on the Current Village Planning matters:

- A. **Application No 22/03382/REM** Reserved Matters for the approval of appearance, landscaping, layout and scale of planning consent 19/01070/OUT; Outline application for residential development together with the formation of vehicular access to plots. **(pending)**
- B. **Application No 22/03141/HOU** Removal of two pitched roofs, raising of the eaves, and the construction of one new roof to allow a replacement second bedroom on the first floor. Thyme Cottage, Old A303 Seavington St Michael, Ilminster. **(pending)**
- C. **Application No 21/02654/FUL** Erection of buildings to store and facilitate the construction of carnival floats **(update)**
- D. **Application No 22/00610 Land at Upton Lane, Seavington St Michael (pending)**
 - Members noted that documents for nutrients have been uploaded onto Somerset Councils Planning page but it has also been noted it has an old plan attached.
- E. **Application No 23/02201/HOU** Two-storey rear extension. South Meade, Meade Lane, Seavington, Ilminster, Somerset, TA19 0QL. **(awaiting decision)**
 - Members noted that Planning Permission has been granted on the 16th October 2023
- F. **Application No: 23/02010/S73A** – S73A application to vary condition 9 of planning approval 20/00732/FUL for Increase and variation of feedstock (to include additional farm, dairy waste, by-products and farmyard manure) and the installation of a dome on the digestate storage tank to the existing on-farm Anaerobic Digester (AD) plant.

3735

Resolutions (Inc Planning – when applicable):

- A. To discuss and **RESOLVE** how the costs for the printer toner, paper and imaging drum is split between the SPFA and Parish Council.
Members unanimously **RESOLVED** that the SPFA purchase the toner and paper. The Parish Council will replace the imaging drum and replace the printer when required.
Proposed Cllr Doble **Seconded** Cllr Pendleton

3736

To receive any additional information (if any) on the following:

- A. SID's and Community Speedwatch - Cllr Pendleton
Nothing to report
- B. Highways issues - Cllr Pendleton
At a recent LCN meeting where Lee Norman attended Cllr Pendleton stated there was a lot of money wasted. He suggested stop maintaining some roads to save money. Put up signs road unsuitable and use at own risk.
At the top of Davids Lane and turn right, there is drainage problems where flooding of the road occurs.
- C. Ranger Scheme - Cllr Reyland
Karen has been busy around the village especially near St Marys church. It has been noted that several residents have informed the Council that Parsons Landscaping are mowing the playing field too tight and making it mud bath. Their work has not been as good as last year and that we should obtain quotes from other companies for next year. It was noted that if the grass is too long then dog mess may be missed and not cleared up.
- D. Village Footpaths - Cllr Reyland
Post to be taken out at top of school lane. Footpath to Lopen is yet to be cleared.
- E. Cherry Tree Site Planting - Cllr Reyland
Planting to be done soon, Cllr Reyland wanted to know if Silver Birch is still the tree of choice.
- F. Seavington Playing Field Association - Cllr Doble
It has been asked if Puppy training can use the hall, it was decided that this would not be allowed as it would ruin the floor.
The projector repairs have been completed at a cost of £225.60.
Cllr Doble advised that he has received a quote for light sanding and to seal the floor. The

quote is for £1384.80 inc VAT. It was decided that it would be better to do remedial work rather than leaving it and creating more work in the future.

Proposed Cllr Reyland **Seconded** Cllr Pendleton

It has been decided to call an SPFA Meeting.

G. Seavington Community Shop & Café –

Cllr Parsons is to continue as Cllr representative.

H. LCN - Cllr Pendleton

Minutes of the last meeting have been circulated to everyone.

I. Defibrillators in the two villages

These have been purchased and we are waiting for the electrician who is booked for the 26th October.

J. Volunteers and the free strimming course that the Parish Council has in hand with Somerset Council.

Nothing to report

3737

Finance Matters:

A. Balances: Current Account: **£8033.74** & Savings Account **£18,893.43** interest so far this year **£71.02**

B. To note the items of expenditure that have been pre approvingly paid

Date	Suppliers VAT No	Brief Description of Supply	Payment Type/Chq No	Reference	Invoice No	Ranger	Meeting Venue Hire	Insurance	Grass Cutting Playing Field	Grants	Clerk Wages	Clerk Additional Wages and Payroll	Sundries	VAT	Total
15/09/2023	372 067792	Whitefield Accountants - Clerk Payroll	BACS	33	357							£20.00		£4.00	£24.00
21/09/2023	172 6705 02	Clerk Expenses - Postage	D/Card	34	N/A								£2.20		£2.20
22/09/2023	328 160514	Defib4Life Ltd	BACS	35									£2,830.00	£566.00	£3,396.00
27/09/2023		Clerks Salary	BACS	37							£306.00	£190.03			£496.03
30/09/2023	131 5051 20	Parsons Landscape Ltd - September	BACS	39					£270.00					£54.00	£324.00
04/10/2023	131 2544 12	Somerset Council - Ranger - September	BACS	40		£528.14								£105.63	£633.77
07/10/2023		Seavington Millennium Hall Hire	BACS	41			£24.00								£24.00

C. To agree and note the items of expenditure and approve payments since the last meeting. There were no items of expenditure which needed approval.

D. To discuss the financial position of the Parish Council to-date and for the rest of this financial year.

Various questions were asked and the Clerk answered anything that was required. Everything is up together and no concerns found.

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Date of next Meeting – Tuesday 21st November 2023

Meeting Closed at 8.20pm