

MINUTES OF EAST PENNARD PARISH COUNCIL MEETING
Held remotely on Thursday, 21st January 2021 at 7.30pm via Zoom

The Chairman welcomed everybody to this first Zoom meeting, checked that everyone had instructions and explained that this meeting would be different in that there would be a section for Public Participation when members of the public would have an opportunity to address the council. Two members of the public chose to speak. Chris Langdon outlined the planning application for Yew Tree Farm, and Andrew Hewitt spoke about his objection to the Pye Hill planning application.

- Present** Adrian Pearse (Chairman), Paul Heal, Roger Cock, Martin Dearden, Sophie Farrell, Hilary Tripp (Clerk), and nineteen members of the public.
- 1. Apologies** None
- 2. Minutes:** The minutes of the meeting on 3rd September were approved as being a true record on the proposition of Roger Cock and seconded by Martin Dearden. They will be signed by the Chairman when physical meetings start again.
- 3. Matters Arising**
- Road adjoining Carpenters' Yard:** No progress.
Flagstones by church: No progress.
Signposts: No progress.
Broadband Provision: On agenda.
Lower Easton Farm: Nothing heard.
Signs on road, etc., at Huxham: Highways have required the removal of various items at Huxham.
Shooting Ground Noise: Nothing more has been heard about this but MDC is monitoring the noise.
A37 road issues: The Chairman wrote to Highways about this and notes that the ditches have been cleared.
Hole in road near Triangle: Highways have been consulted but there appears to be a dispute as to whether it is Highways or the Water authorities who are responsible for this, so it could take some time.
Code of Conduct: The Chairman said that East Pennard Parish Council was required to update the Code of Conduct. No messages had been received about the need to have done this, possibly due to the past lack of an online presence. The SALC model Code of Conduct and the Mendip Code of Conduct had been circulated to the councillors. Sophie Farrell proposed and Paul Heal seconded a proposal that the Mendip Code of Conduct be formally adopted by East Pennard.
Training for Councillors: The Monitoring Officer has recommended training for the councillors. The Clerk has been looking into this and will circulate findings to councillors.
- 4. Financial Report** Two cheques had been written since the last meeting: £12.59 for the domain name and £70 for web tuition. Two signed cheques were in hand; there were 2 payments to be made before 31st March – clerk's salary and churchyard maintenance. A precept of £2,800 has been applied for, proposed by Paul Heal and seconded by Roger Cock.
- 5. Planning Applications**
- i) Land south of Vale View, Pye Hill Ref. 2020/2538/FUL**
Erection of lambing and farm storage shed and construction of access track. Three letters had been received; from Andrew Hewitt (opposing), from Jeannie Marsh (the applicant) and from Nigel Salmon (the agent).

Outcome: Recommend approval on the basis that this is for the successful use of an agricultural endeavour. The councillors suggested that the front height of the shed might be lowered. Sophie Farrell objected to this application on the basis of the size of the shed, and the proximity to the neighbouring property.

ii) **Lower Withial Farm, Withial Lane Ref. 2020/2664/FUL**

Proposed conversion of two existing apartments into one dwelling and erection of a new dwelling house.

Outcome: Recommend refusal on the basis that there is no agricultural or other business to justify a new dwelling on a greenfield site. All councillors supported the first part of the application to convert two apartments into one dwelling.

iii) **Yew Tree farm, Hembridge Road 2020/2675/OTS**

Outline Planning Permission with some matters reserved for the erection of 5 dwellings with details of layout and access.

The council had held a site visit, after which the previous proposal had been amended. Four letters from neighbouring residents, (Jeremy & Kerry Dodd, I Sankey & S Dwyer Sankey, Jo & Chris Richards and Mill Farm residents) all objecting to the current proposal, had been received. There was a lengthy discussion.

Outcome: Leave to Planning Officer. Note concerns of residents regarding number of houses proposed, access, increased traffic, privacy issues, the planting scheme, foul waste plans and the lack of meaningful consultation with residents.

6. Broadband Provision

Broadband provision is being rolled in the village out by Voneus, but is a slow process. The broadband works very well but appears to be wind susceptible. An alternative fibre optic cable company is also in the village.

7. Village Hall

Nothing to report here.

8. Parish Plan

Sophie Farrell said that the planning applications at this meeting highlighted the need for a Parish Plan. She urged councillors to look at the information she had already distributed regarding this.

9. Website Proposal

This has now been completed and is up and running.

10. Correspondence

A letter had been received from Ben Giaretta regarding the Common at Huxham. Sophie Farrell declared an interest and made a statement before leaving the meeting. After a lengthy discussion it was suggested that a possible way forward would be for the parties to meet with an independent arbitrator to try to resolve the problems. The Chairman would follow this up and get more information by contacting SALC and liaising with the County Council.

11. Date of Next Meeting

The next meeting will be on **Thursday, 18th March 2021 at 7.30pm.**
The meeting ended at 9.35pm.