

**EAST HARPTREE PARISH COUNCIL**

**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON  
TUESDAY 5<sup>th</sup> JULY 2016**

**VENUE AND TIME OF THE MEETING: THE PLAYING FIELD PAVILION, EAST HARPTREE @  
7.30pm**

	<i>Present:</i> Cllrs Peter King (Chairman), Mike Jennings, John Darvill, Andrew Jones, Paul Waldron; also in attendance Alan Butcher (Clerk)	
985	<i>Apologies for absence.</i>	
986	<p><i>Public Forum:</i> The Chairman will adjourn the meeting for a maximum of 10 minutes to allow public participation. Four members of the public were present.</p> <p>Concerns were raised about the amended application for five dwellings at Kielder, Church Lane which included the reiteration of points raised in objection to the original application. It was noted that, in essence, the amendments included a change of the style and materials of the proposed dwellings but in other aspects it remained the same as before. There was still concern over the provision of car parking, the overlooking of adjoining dwellings and the impact on the views in and out of the village. The highway inspectors report had refused the original application on the grounds of parking and highway visibility and these matters had not been addressed.</p> <p>It was generally agreed that the proposals should pay more attention to the Place making Plan and the village vernacular rather than an “off the shelf” type of development.</p> <p>The applicant for the proposed conservatory at Fourways, High Street was present and gave information about the proposal.</p>	
987	<i>Declarations of Interest:</i> None.	
988	<p><i>Acceptance of the Minutes of previous meetings:</i></p> <p>Motion to postpone the acceptance of the minutes of the meeting held on 21<sup>st</sup> June 2016 until the meeting to be held on 19<sup>th</sup> July 2016. This was agreed.</p>	
989	<p><i>Planning:</i></p> <p>i) <b>Application 16/01299/FUL</b> – Erection of five dwellings at Kielder, Church Lane, East Harptree – amended application.</p> <p>The previous comments submitted with the council’s objection to the original application were reviewed and paragraphs relating to drainage, housing mix and parking were confirmed as still relevant. The change in style of the proposed dwellings was noted and the use of local stone welcomed provided that this was, in fact, local Dolomitic Conglomerate rather than any other type of stone or, indeed, reconstructed stone. However, the proposed dwellings were still too high and prominent and not in keeping with the village vernacular. The retention of the existing hedges was discussed although it was noted that these could easily be removed unless protected in some way as part of any planning approval.</p> <p>Parking was considered using Banes and the CVNP policies which gave a parking requirement of 18 spaces excluding garages. There were 10 spaces provided in the amended application.</p>	

	<p>The proposals for the visibility splay showed the removal of a section of hedge but it was noted that, in fact, a substantial section of earth bank would also need to be removed.</p> <p>It was generally agreed that there were too many dwellings proposed for the site and that the a reduction in numbers would allow proper consideration of the site layout to prevent overlooking of adjoining properties, reduce the prominence of the proposals and give a greater opportunity for the concerns and objections of the Parish Council and local residents to be addressed.</p> <p>A vote was taken and Councillors agreed unanimously to object in principle to the application.</p> <p>The clerk to prepare summary of objections for circulation to councillors before the deadline on 7<sup>th</sup> July.</p> <p>ii) <b>Application 16/00488/FUL</b> – Erection of detached garage at 1 Mendip Cottages, Smithams Hill, East Harptree – amended application. It was noted that there had been a change to allow parking in front of the proposed garage. It was agreed to support the application.</p> <p>iii) <b>Application 16/01953/FUL</b> – Creation of new vehicular access and driveway at Sherborne House, Coley Narrow, Coley for Mr Andrew Baldwin. The had been considered at the last meeting under matters of Report. Councillors now formally agreed to support the application.</p> <p>iv) <b>Application 16/02624/FUL</b> – Erection of single storey side conservatory at Fourways, High Street, East Harptree for Mr Rob Lucas. Councillors agreed to support the application.</p>	
990	<p><u>Other Matters:</u></p> <p>Cheque to be signed for Post Office – Clerk’s &amp; Sweeper Tax - £139.05 (authorised at last meeting but cheque not drawn) – the cheque was duly signed.</p>	
991	<p>Clock servicing. Cllr Waldron had been contacted by the horologist who had previously serviced the clock. It was agreed to seek a quotation for servicing and repair of the clock for consideration at the next meeting.</p>	
992	<p><u>Matters of Report:</u></p> <p>i) Cllr Jennings noted that, as footpaths officer, he should be consulted on matters relating to footpaths and expressed concern about a letter which had been published in the Chew Valley Gazette lamenting the loss of the stile which had been discussed at the last meeting. It was noted that the Parish Council had agreed to seek funds to replace the original stone stile and that the gate which had been placed had been put there as an emergency response. Clerk to respond to Chew Valley Gazette giving the facts about the stile.</p> <p>ii) A local resident had contacted the village agent who had written about hedges in Middle Street which overhung the pavement causing pedestrians to step out into the road. Matter to be included on the agenda for the next meeting.</p>	
993	<p><u>Date and Time of Next Meeting:</u></p> <p>The next scheduled meeting is 19<sup>th</sup> July 2016.</p>	

The meeting closed at 9pm.

Alan Butcher, Parish Clerk, 10<sup>th</sup> July 2016, 01749 870358; eastharptreeparishcouncil@gmail.com

East Harptree Parish Council – Minutes of the extraordinary Meeting held on 5<sup>th</sup> July 2016