

**EAST HARPTREE PARISH COUNCIL**

**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON  
TUESDAY 4<sup>th</sup> April 2017**

**VENUE AND TIME OF THE MEETING: THE THEATRE, EAST HARPTREE @ 7.30pm**

	<i>Present:</i> Cllrs Peter King (Chair), Mike Jennings, Paul Waldron, Richard Coombs, John Darvill; also in attendance Alan Butcher (Clerk)	
1703E/1	<i>Apologies for absence.</i> Cllr Andrew Jones, Cllr Tim Warren.	
1703E/2	<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 parking provision for Sumac House as this was being taken by the proposed new dwelling. The current level of parking for Sumac House was stated as one vehicle which was considered as an under-statement. There were also concerns about the method of sewage disposal which was stated in the application as “unknown”. The proximity of the dwelling to No 1 Orchard End was also noted.</p> <p>Representation at the planning committee on 5<sup>th</sup> April was raised and clarification sought about Parish Council comments on the proposals and on the inclusion of the site in the PMP when outside the HDB. Unfortunately, no members of the council were available to attend the committee but Cllr Warren had spoken to Cllr King and a summary of objections to be prepared for Cllr Warren at the meeting, copy to be forwarded to Sally Claverley who would be attending on behalf of residents.</p>	
1703E/3	<p><i>Declarations of Interest:</i></p> <p>None..</p>	
1703E/4	<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> March 2017 until the meeting to be held on 27<sup>th</sup> April 2017. This was agreed.</p>	
1703E/5	<p><i>Planning:</i></p> <p>i) <b>Application 17/01262/FUL</b> – Erection of new studio/workshop outbuilding following the demolition of existing barn at Coley Cottage, Coley Road, BS406AN for Andy Hillman. Proposed Cllr King that the application be supported, agreed unanimously.</p>	

- ii) **Application 17/01282/FUL** – Construction of a two bedroom dwelling at Sumac House, Middle Street, East Harptree for Mr Keith Poole. The clerk read out an email from the resident of 4 Orchard End expressing concern about parking for the existing Sumac House which would be removed with the erection of the new dwelling. The email also noted that access to the site was via private driveways.
- Cllr Darvill was unimpressed with the minimal level of documentation provided to support the application. Councillors were concerned that the Design and Access Statement included the words “It is also noted that the Parish Council have informally expressed support for the proposed dwelling.” Councillors at the meeting confirmed they had not been approached and that the Parish Council, as a whole, had made no such expression of support.
- Councillors were concerned about the stated level of parking for the existing Sumac House which stated that one vehicle space was required. Councillors were aware that a number of vehicles relating to Sumac House were currently parked on the proposed site and that there would be no provision for parking other than on the public road should the proposed dwelling be built. The spaces for the new dwelling should be 2.5 and, by association, there should be 2.5 spaces for the existing property.
- Councillors also noted that the method of sewage disposal was “unknown” and that surface water treatment was also undefined on the application form. Given the position of the site closely confined by adjoining dwellings, the disposal of sewage and treatment of surface water should be specifically detailed.
- It was proposed Cllr King that the council Object in Principle to the application. This was agreed unanimously.
- iii) **Application 17/01381/FUL** – Erection of extension to existing first floor dormer and the re-insulation and recladding of the entire building at Cutty Sark, Church Lane, East Harptree for Mr and Mrs Pearn.
- Once again councillors noted that there had been no feedback or consultation with the Parish Council and not as stated in the documentation.
- It was noted that there had been a change to the roof height of the dwelling.
- Cllr Waldron expressed concern about the proposals which were out of keeping with the historic heart of the village. He felt that the materials used should reflect the adjoining buildings such as the church, Waldegrave Arms and adjoining properties and should be in line with those specified in the village character assessment. Cllr Darvill disagreed as he felt the proposals represented a strong statement of modern design and were not entirely out of keeping with the surroundings.

	<p>Councillors expressed support in principle for the proposals but were unable to support the current application with the use of the materials as specified</p> <p>It was proposed Cllr King that the council Object in Principle to the application. This was agreed four in favour one against.</p> <p>iv) Representation at Planning Committee on 5<sup>th</sup> April re: Pinkers Farm application. As no councillors were unable to attend the planning committee a summary of Objection to be prepared by the clerk and sent to Cllr Warren with a copy to Sally Claverley as soon as possible on Wednesday morning before the meeting.</p>	
1703E/6	<p><u>Matters of Report:</u></p> <p>i) Cllr Jennings advised he had contacted the WDP regarding a suggested walk above Smitham Hill which used a private track which was intimated as a right of way. The clerk to mention to the Priddy Parish footpaths officer.</p> <p>ii) Cllr Waldron advised that only four people had turned up for the litter pick on 1<sup>st</sup> April which was disappointing.</p> <p>iii) The clerk advised that the payment for the Parish Sweeper scheme was now to be made annually.</p>	
1703E/7	<p><u>Date and Time of Next Meeting:</u></p> <p>The next scheduled meeting is 27<sup>th</sup> April 2017.</p>	

The meeting closed at 8.45pm

Alan Butcher,  
Parish Clerk,  
30<sup>th</sup> March 2017  
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