

**EAST HARPTREE PARISH COUNCIL**

**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON  
TUESDAY 29<sup>th</sup> AUGUST 2017**

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

	<u>Present:</u> Cllrs Mike Jennings, Paul Waldron, John Darvill, Pam Carver, Richard Coombs; also in attendance Alan Butcher (Clerk). In the absence of the Chair and Vice Chair, Cllr Jennings was elected to chair the meeting.	
1708E/1	<u>Apologies for absence.</u> Cllrs Peter King, Andrew Jones and Tim Warren.	
1708E/2	<u>Public Forum:</u> The Chairman will adjourn the meeting for a maximum of 10 minutes to allow public participation. One member of the public was present.	
1708E/3	<u>Declarations of Interest:</u> None.	
1708E/4	<u>Acceptance of the Minutes of previous meetings:</u>  Motion to postpone the acceptance of the minutes of the meeting held on 18 <sup>th</sup> July 2017 until the meeting to be held on 19 <sup>th</sup> September 2017. This was agreed unanimously.	
1708E/5	<u>Planning:</u> <ul style="list-style-type: none"> <li>i) <b>Application 17/03558/FUL</b> – Loft conversion at Homefields, Coley Road, Coley for Mr Andrew Whitcombe. It was agreed unanimously to support the application.</li> <li>ii) <b>Application 17/03572/FUL</b> – Erection of tied agricultural dwelling at Pinkers Farm, Middle Street, East Harptree for Church Farm Publow LLP. Outline approval 17/00272/OUT.</li> </ul> <p>Councillors voted unanimously to <b>Object</b> to the application and agreed to make the following comments:</p> <p><b>The principle for a new farm workers house:</b></p> <p>Attention should be made to the previous BANES planning appraisal relating to the principles for the need for a new farm workers cottage (November 2014). It questioned the validity for an additional new dwelling if there was a suitable existing dwelling within the vicinity of the agricultural activities to which a worker occupant would be associated. EHPC queried the validity prior to the Outline application being permitted early in 2017 based upon the application for the Pinkers farm development and which included suitable potential for workers accommodation that would satisfy adjacency and size. Unfortunately the Pinkers Farm development was not yet permitted and the case was made in the officer’s report that any dwelling within the Pinkers farm development would not be available in time.</p>	

Signed ..... 19<sup>th</sup> September 2017

Note: Previous applications related to a 3 bedroom dwelling.

This Full Planning Application is for a dwelling of 4 bedrooms although the overall NIA is less than the 150 sq.m allowed within the Outline Permission. If one examines the site plan and extent of the proposed curtilage there is an increase in outside amenity area. The plans and elevations are for a substantial house, with extensive glazing and with an appearance that represents more than a modest farmworkers tied dwelling. Councillors were of the opinion that this is not in keeping with the spirit or provision for key worker accommodation.

**Examination of submitted plans:**

The site topography is not indicated on the elevations. The difference in level between the ground floor of the house (as well as the garden / drive) at datum 140.00 is approximately 1100 mm below the adjacent field to the south west boundary, 1200 mm above the south east boundary and 1000 mm above the east corner where joins the north east boundary ( and proposed 1200 mm high fencing alongside the existing footpath). How does the applicant propose to deal with these changes in level? Will retaining walls be employed or earth banking within the application site boundary? These will have a visual impact upon the surroundings.

The building plans do not appear to meet Building Regulations in as much that the entrance is stepped and should have a level threshold. The ground floor toilet size is not compliant.

The stone type is specified as uncoursed local rubble stone without reference to actual stone type which should be dolomitic conglomerate.

**Application Form:**

There is a 'no' indicated regarding section 7.0 Waste and Storage - normally one might expect the application for a new dwelling to indicate appropriate provision and location for bins etc.

The drive finish is indicated as Limestone permeable 'setts' on the plans whereas the Application form indicates 'chippings'.

The details and location of the 'package sewage treatment' system for the foul drainage is not indicated on the plans. What is it and where will it be situated.

**In summary**, Parish Councillors were concerned about the matters raised above and that the size and style of the proposed dwelling seemed inappropriate for a modest "key workers" dwelling.

Signed ..... 19<sup>th</sup> September 2017

1708E/6	<p><u>Parish Council Matters:</u></p> <ul style="list-style-type: none"> <li>i) Community Infrastructure Levy: <ul style="list-style-type: none"> <li>a) Proposed Chew Valley parishes meeting – there was a general discussion about representation at this meeting. It was agreed to consider the matter more fully at the next meeting. Clerk to advise Liz Richardson.</li> <li>b) CIL monies received direct by EHPC. A sum of just under £3000 had been advised by BANES in respect of the Kielder Development. It was agreed that this should be ring-fenced as part of the suggested Parish Council expenditure on the Playground refurbishment.</li> </ul> </li> <li>ii) Cheques to be raised for the following: <ul style="list-style-type: none"> <li>a) Clerks salary and expenses. £437.14. This was agreed and a cheque raised.</li> <li>b) Post Office Tax payment. £140.97. This was agreed and a cheque raised.</li> <li>c) East Harptree Village Hall. £7.20. This was agreed and a cheque raised.</li> <li>d) Arien Signs. £34.80. This was agreed and a cheque raised.</li> </ul> </li> </ul>	
1708E/7	<p><u>Matters of Report:</u></p> <ul style="list-style-type: none"> <li>i) The surplus calendars had been collected from West Harptree shop and it appeared that only two had been sold. The money owing for the calendars sold was yet to be received.</li> <li>ii) Cllr Carver reminded the meeting that there was an important briefing from BANES about the JSP and other planning matters on 11<sup>th</sup> September. She referred to the original email from Richard Daone and an email from Cllr Jones advising that he was unable to attend but that the council should sent a representative to this important meeting. As no other councillor was available, Cllr Carver agreed to attend.</li> </ul>	
1708E/8	<p><u>Date and Time of Next Meeting:</u> The next scheduled meeting is 19<sup>th</sup> September 2017.</p>	

Alan Butcher,  
Parish Clerk,  
8<sup>th</sup> September 2017  
01749 870358;  
eastharptreeparishcouncil@gmail.com

Signed ..... 19<sup>th</sup> September 2017

East Harptree Parish Council – Minutes of the extraordinary Meeting held on 29<sup>th</sup> August 2017