

BUCKLAND ST MARY PARISH COUNCIL
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Chairman: Councillor Keith Every

Parish Clerk: Mrs S Coombe

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Public Session

A member of the public expressed their dissatisfaction that the letter dated 7th June 2023 from GTH re a planning consultation on Land at Little Hill Farm hadn't been distributed to residents earlier by the parish council. Councillors stated that they had been in discussion with GTH asking them to call their own meeting to discuss the planning consultation with residents which they declined. They were then asked to attend the parish council meeting to answer any questions which they again declined citing that at this stage they don't have anything to present to the local community & as plans progress consideration will be given to a presentation or consultation event which involves the wider community. Currently they would welcome feedback from the Local Councillors regarding the principle and whether they had any particular thoughts in relation to housing mix and anything else they would particularly like included. It was reiterated that this is not a planning application, there are currently no specific plans in place & that the consultation was noted as an agenda item which had been placed on noticeboards & the website on 30th June 2023 should anyone have wanted to request details from the clerk & hard copies were also made available at the meeting. The outcome of the discussion is noted at minute number 2023/52 below.

The Minutes

Minutes of the Parish Council Meeting of Buckland St Mary Parish Council held at The Village Hall on Thursday 6th July 2023 when the following business was conducted.

Members Present

Councillors K Every (Chair), L Marshall, R Barton, N Parsons & D Spencer.

In Attendance

Clerk, Mrs S Coombe, Councillor Kenton & 7 members of the public

2023/46 To receive apologies for non-attendance

Apologies were received & accepted from Cllr Rich, Cllr Farmer & Cllr Wale.

2023/47 To receive declarations of interest

There were no declarations of interest.

2023/48 To receive & approve the Minutes of the last Parish Council meeting on the 1st June 2023

Minutes were received & approved by all councillors present.

2023/49 Matters arising from the minutes

No matters arising from the minutes.

2023/50 Report from Somerset Councillor's

Cllr Kenton spoke about the planning system within the new unitary council. Most Planning Applications are now actioned by officers & only the very difficult ones now come to local councillors & the onus is on them to come up with specific material reasons for objecting to applications, Due to the issues with phosphate levels in Somerset the council is working to minimise delay & uncertainty in regards to planning applications meaning without specific planning reasons more & more developments will be supported.

Cllr Kenton also spoke about an article in the Somerset Council System about how adult social care is funded throughout the country. Inflation is putting up care & staffing costs & some councils are using money earmarked for other services to cover the cost of this, reports said that 94% of councils in the UK raised their social care precept by the top rate possible to fund adult social

care for this current year but care waiting lists have grown since the onset of Covid 19 & despite a an additional short term funding settlement to help meet backlogs peoples needs have become more complex putting yet more pressure on budgets. Alongside unpaid carers reporting burn out there is a serious impact on those that draw on care & support in the future. There has been more funding put into social care by the government over the next 2 years but currently its difficult to manoeuvre & with the crisis in the NHS & our doctors being short on staff & heavy on patients we're in for a bumpy ride

2023/51 Planning

(i)

Application No.	23/01347/HOU
Applicant	Mr & Mrs 8768o7Andrew & Sophie Layard
Proposal	Minor alteration to dwelling including three new windows& an external door
Location	Dairy House Farm, Farm Lane, Buckland St Mary, Chard, Somerset, TA20 3QZ

Decision: Fully support this Application

(ii)

Application No.	23/01310/HOU
Applicant	Mr Lewis
Proposal	Erection of front entrance porch to dwelling
Location	Brook Farm, Hare Lane, Buckland St Mary, Chard, Somerset, TA20 3JR

Decision: Fully support this Application

(iii)

Application No.	23/01471/HOU
Applicant	Mr Neil Rixon
Proposal	Erection of a new detached triple garage
Location	The Old Rectory, Rectory Road, Buckland St Mary, Chard, Somerset, TA20 3SL

Decision: Fully support this Application

2023/52 Planning Consultation - Proposed residential development on land at Little Hill Farm, Little Hill, BSM.

Cllr Kenton offered some advice on the consultation, GTH are a commercial entity asking our opinion. The PC are not obliged to give an opinion at this stage as any comments could be detrimental should an application come to the PC for decision as the agents will likely adapt any application around comments made. The onus is on the agents to consult with the villagers. It was decided that the best course of action would be for the council to compose a survey for distribution around the village, therefore allowing the PC to compose their own opinion of the housing need within the village from the majority of the village rather than the few at the meeting. This could then be used as a guideline for discussing future applications.

GTH stated that the clients have the ambition to work alongside the Parish Council to deliver a development which benefits the local community. In addition to the proposed residential development, our clients would like to provide additional land to serve the local community. When we first approached South Somerset District Council regarding the proposed development we proposed a car park to provide safe parking for the school during drop off and pick up times. The Planning Officer and County Highway Officers did not support this proposal. The Head was approached about this & on behalf of the school he has written a letter stating the benefits of a car park **Action: Clerk to reply to GTH informing them of the decision. Clerk to investigate compiling a survey for distribution to villagers.**

2023/53 Planning Policy Document

The clerk reported that she is awaiting confirmation from Cllr Wale re the document & will place on the next agenda for discussion.

2023/54 Finance

- (i) The following amounts were approved for payment:

BSM Village Hall	£15.80
SLCC Membership (Half)	£73.00
SALC – Invoice 2327	£35.00
Clerks Pay - July	£380.80
Clerks Expenses - July	£45.40
HMRC PAYE - July	£74.80

- (ii) Councillors approved the Bank Reconciliation, Expenditure Over £100 & Budget to Actual spend for Q1 of 23/24.

- (iii) The clerk reported that the VAT Refund for 22/23 has been submitted for £209.68 & is awaiting the payment.

2023/55 CBO

Arrange a meeting with Otterford Parish Council in order to make a decision regarding moving forward with production.

Action: Clerk to liaise with Otterford PC to organise a convenient date for meeting.

2023/56 Correspondence

All correspondence circulated via email.

2023/57 Parish Matters for report

The chair reported on behalf of Cllr Farmer that on either side of the lychgate the trees are badly overhanging into the road meaning buses & lorries are having to go out wide making it unsafe for vehicle coming in the opposite direction. The PCC have asked the person that cuts the churchyard to trim it back.

The clerk reported that she had received an email from Planning re the Consultation on Amendments to Planning Application: 23/00059/FUL at Land Found Opposite Wood Farm Broomfield Lane Buckland St Mary. It had arrived too late for inclusion on the agenda for this meeting & therefore an extraordinary meeting was organised for 8pm on Thursday 13th July 2023. **Action: Clerk to send out Agenda, book the hall & inform surrounding properties of the time & date of the meeting.**

2023/58

There being no further business the meeting was closed at 9.03pm. Date for next meeting is Thursday 7th September 2023.

K Every - Chair
7th September 2023

S Coombe – Clerk