

## **LUXBOROUGH PARISH COUNCIL**

Minutes of the Ordinary Parish Council Meeting held on Wednesday 25 October.

Present: Cllrs J Duke, A Sparling, J Tombleson, R O'Hare, Chairman D Powell.

In Attendance: Clerk D Wass, R Lillis, M Dewdney, S Fewings and G Wilson

### **1. TO RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE THE REASONS GIVEN**

Apologies were received from Cllr Higson due to holiday, Cllr Henson due to skittles, PCSO P Bolton and S Thompson due to work commitments.

The reasons given were approved.

### **2. TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **3. TO APPROVE THE MINUTES OF THE ORDINARY MEETING HELD ON 25 OCTOBER 2017**

As no copies of the minutes were present it was agreed to carry this out at the next meeting.

### **4. PLANNING**

These applications were considered at the end of the meeting in order that R Lillis and M Dewdney could leave before they were discussed.

#### **Planning Application: 6/20/17/109**

Applicant: Mrs Suzanne Fewings and Mr Allen Scott

Proposal: Proposed erection of extension, alterations and reconfiguration of existing residential units A and B. Re-submission of withdrawn application 6/20/17/105.

Location: Newcombe Farm, Luxborough

Mrs Fewings addressed the meeting and explained the plans.

Resolution: Unanimous in support.

#### **Planning Application: 6/20/17/108**

Applicant: Mr Robin Wight

Proposal: Proposed change of use to new home based workspace to be located within the former agricultural shed.

Location: Throat Farm, Luxborough

There was particular concern with the disposal of dirty water especially with the proximity to the water course. The existing septic tank which serves the house is the other side of the river. There is absolutely no room to site a treatment plant to serve this building on the land which is in the ownership of the applicant.

Concerns were also expressed regarding the barn being used for residential space whilst planning permission is only being sought for workspace particularly as there is a bathroom with bath on the plans. The footpath runs right next to the existing building and not as marked on the plans which are incorrect. On the plans this footpath is marked as "unused" which is also incorrect as it is very much in use. There were concerns about the electricity supply to this building and also in practical terms the existing building is a dilapidated old tin

shed so what will happen when this deteriorates, falls down or blows away and leaves the internal pod exposed. Will an appropriate replacement will be put in place. What will happen to the footpath whilst building works are going on? Will the footpath be closed?  
Resolution: Unanimous objection.

**Planning Application: 6/20/17/107**

Applicant: Mr Wight

Proposal: Non material amendment – householder to approved application 6/20/16/104. Replacement extensions to the north and west of the existing dwelling to retain existing norther extension previously proposed to be rebuilt, amend proposed roof lights and amend the internal layout of the property.

Location: Throat Farm, Luxborough

Resolution: The councillors decided not to discuss this as it is a non material amendment.

**Planning Application No: 6/20/17/106**

Applicant: Lucia Quinn

Proposal: Revised details to application. Proposed demolition and replacement of existing plastic roof and glazed frame of conservatory/lean to along with conversion of existing outhouse to domestic use, bathroom and bedroom. Landscape garden by extending existing retaining wall and reclad existing garage. Amended plans and information dated 13.10.2017.

Location: Lyndale Cottage, Luxborough

Resolution: Support 3, no objection 1, objection 1.

An email from Mrs Shuffrey was discussed regarding the siting of the satellite dish and it was felt that this was not an issue to be considered. The Clerk is to send a reply to Mrs Shuffrey explaining this and suggesting she approach Ms Quinn directly.

**Planning Application No: 6/15/17/106**

Applicant: Mr & Mrs RC & CM Webber

Proposal: Variation of condition 2 of approved application 6/15/17/102 to amend the siting of the approved farm managers dwelling and garage.

Location: Goosemoor Farm, Armoor Lane, Exton

Resolution: Unanimous no objection.

**5. CHAIRMANS ANNOUNCEMENTS**

The Chairman announced that following a very successful harvest supper half of the money raised would be donated to the defibrillator fund. An amount of £330 would be donated which leaves £530 to be raised and the Chairman suggested that a notice be placed in the parish magazine to ask for donations.

A meeting was held to form a committee to oversee the new play area. J Waller is to be chairman, L Quinn secretary and it was felt that the treasurer should be the same person as treasurer for the village hall. It is all in initial stages and costs are being obtained. C Henson will do most of the construction work unless it is cheaper to purchase ready made. D Powell

has been in touch with Jane Birch re grants. M Dewdney reported he has spoken to Jan Ross about this and she has routes to funding and will work on our behalf and will be happy to talk to the committee. M Dewdney to email her contact details to D Powell.

## **6. CHAIRMANS REPORT ON FLOOD MEETING ATTENDED ON 18 OCTOBER**

The main part of the meeting was a report from the Environment Agency on national flood management and they have managed to get £500,000 grant to do this from the Rivers Authority for the Monkfield catchment area. R O'Hare said FWAG had been on his farm today. D Powell suggested a newsletter to keep everyone informed and keep everything moving. It all has to be done before 2021 as that is when funding ceases due to Brexit.

Problems disposing of contaminating sandbags and the recycling centre refuses to take them, once used they cannot be used for fresh flood protection. M Dewdney pointed out that the sand could be utilised on the land in many ways rather than trying to dispose of it.

The next meeting will be held in January. D Powell said it was worth attending the meeting in order to keep everything moving.

## **6. ITEMS OF INFORMATION**

The Clerk read out

- Invitation to West Somerset Landlord Forum on Tuesday 7 November
- Road closure at Dragon Cross due to vital drainage work during off peak hours Monday to Friday between 9.30am and 3.30pm with temporary traffic lights in place outside of these hours. Work will begin on 6 November until 30 November.
- Invitation to Magna Housing Somerset Stakeholders Conference 10 November
- Rejection of an application to fund a housing need survey for Cutcombe and surrounding parishes for Awards for All.
- Somerset Community Foundation Press Release "Have your say on Hinkley Point C and help make a difference in your community"
- Request for donation from St Margarets Hospice
- Signpost project training next session 23 November 10am to 1pm at Exmoor House Dulverton. Cllr Sparling to attend.
- SALC October Bulletin
- Invitation to SALC AGM on 28 October
- Report on Exmoor Panel Meeting discussion on the cut back of foliage around speed limit signs.
- Adoption of ENP Local Plan 2011 – 2031 on 4 July 2017
- Invitation to Woody Material workshop on 22 November 1.30 to 4.30 at the Moorland Hall, Wheddon Cross

Martin Dewdney and Richard Lillis reported that the formation of a new council is ongoing and is in the transformation stage with more being done online to cut down on car journeys etc and to keep the parish councils and electorate informed. An announcement is expected

in November with the selected contractor. Partnership with ENP discussions are taking place also.

## **7. FINANCIAL MATTERS**

The Clerk requested invoice from Function 28 for £12 be approved and a standing order be set up to pay this monthly fee. Resolved: Proposed: Cllr Sparling, seconded Cllr O'Hare.

Clerks Wages. Resolution: After discussion it was decided that an amount of £100 per month be paid by standing order quarterly to be reviewed after three months. Proposed: Cllr Duke, seconded Cllr O'Hare.

Two standing order forms were signed by R O'Hare and A Sparling in favour of Function 28 for £12 per month and the Clerk for £300 a quarter.

The meeting closed at 9.30pm.

**Date of next meeting TBA.**