

MINUTES OF PLANNING MEETING OF FIVEHEAD PARISH COUNCIL
Held on Monday 23 July 2018 at 2000 at The Baptist Chapel, Butchers Hill, Fivehead

	<p>Present: Mrs K Beacham (Chair); Mr J Westworth; Mr R Wynn; Mr K Male; Mrs N Cameron; Mrs P Brett. Mrs J Wardle (Clerk/RFO).</p>
	<p>Public participation</p> <p>a) The Chair thanked Baptist Chapel Minister Laurie Burn for his kind offer to allow the meeting to be held on their premises. She then introduced Helen Lazenby (Agent) and Jason Keswick (Architect) for the Glendale planning application.</p> <p>b) Members plus the twenty parishioners who attended asked questions of the architect and agent. The key points raised concerned landscaping plans; drainage; the proximity to properties on Ganges Close; the impact on Butchers Hill and the possible provision of a footpath; timescales and working hours for the construction phase; the impact on mammals and birds; the proximity to, and condition of, the Pound; the impact on plans should the developer change.</p> <p>c) Parishioners with personal concerns/points/questions were asked to contact SSDC Planning directly via their website. All general observations were noted by the PC for their consideration in their response (see below). It was noted that, when asked if anyone objected to the design, there was a nil response; however, several people spoke in favour of the modern design in a managed woodland setting.</p> <p>d) Two parishioners remained after the Public session closed.</p>
2841	<p>Apologies for absence Apologies were received from Mrs L Howard and County Councillor C Aparicio-Paul.</p>
2842	<p>Declarations of Interest – NC declared an interest in item 5a (Planning application). With the Chair's agreement, NC remained in the room but took no part in the discussion.</p>
2843	<p>Dispensations – nil.</p>
2844	<p>Planning - see http://www.southsomerset.gov.uk/planningsearch/ for details</p> <p>a) Application No: 18/01855/FUL Glendale, Butchers Hill, Fivehead. Demolition of existing dwelling and the erection of 3 new dwellings. Five members of the PC unanimously agreed to support the application noting the considerable amount of research and analysis to date, and the high-quality design of buildings and the surrounding enclosed site which is sympathetic to this important location in the heart of Fivehead. They acknowledged that careful planning and active ongoing management of the site and biodiversity could improve the appearance, safety and environmental setting. The proposed timescales to accommodate mammal/bird breeding patterns and the use of off-site construction wherever possible were welcomed. They also appreciated the level of engagement by the agent and architect throughout the pre-application process to date.</p> <p>Whilst supporting the application, the PC highlighted the following to SSDC Planning:</p> <ol style="list-style-type: none"> 1. Establishment and management of the southern undeveloped area (Zone 1) – the PC applaud the establishment of this space especially given its proximity to the Pound (Non-Designated Heritage Asset – see point #4) and the Landscape Officer's comments re the undisturbed medieval core of the village. The main concern is how the preservation / conservation of this area can be ensured in the future given its importance to the village. Is it possible to identify it in an updated Local Plan as unsuitable for development? And/or, to include within any permissions a restrictive covenant that prevents development within that section. 2. Tree Preservation – whilst it is noted that no individual trees are of high quality, the PC supports the concept that, as a group, certain trees are worthy of preservation and should ideally be recognised as such with a Group Tree Preservation Order. Again, the PC sees this as a way of ensuring that the area, once established, remains true to the concept. 3.(a) The PC believes that, with the Glendale development, there is an opportunity to improve safety on Butchers Hill for walkers, cyclists, etc. The most contentious issue for Fivehead, as raised in the 2017 Community Survey is the speed, volume and size of traffic going through the village, particularly on Butchers Hill. This stretch of road is problematic given the increasing number, size and speed of heavy vehicles on this road. There have been many traffic related incidents and these are increasing in number; the most recent being a serious collision by an HGV with a cottage at the bottom of Butchers Hill which has resulted in an estimated £40k worth of damage and a road closure for some months. Butchers Hill has the added hazard in that being a hill with a considerable gradient and little view, traffic is reaching speeds far in

	<p>excess of what is safe in a residential Village. The Hill also has a blind bend with a community cafe and Baptist Chapel (and associated parking and pedestrian traffic) located at the bottom just after the narrow bridge.</p> <p>(b) With this mind, the PC will be considering (in liaison with the Highways Department) ideas on improving safety (such as establishing a footpath and traffic calming). A factor in those options will be the exact width of the Highway; and this is, of course, affected by the precise position of the Glendale boundary. The PC would ask that this be clarified at an early stage as it affects not only any Highway considerations but also the developer's precise Glendale plans. It is noted that the existing drains are recessed into the hedge-line by 45cms to the start of the drain cover, which itself is 45cms. If the edge of the highway is deemed to be the outside edge of the drain, furthest from the road, then there is an additional 90cms within the Highway, which may facilitate installation of a footpath. It is assumed that the exact location of the boundary will be the furthest edge of the drain, as these drains and surroundings are maintained at public expense. Attorney General v Beynon (1970) takes the 'hedge to hedge' definition of a highway, where whatever space between the hedges is maintained at public expense and not necessarily just the metalled part of the roadway, is deemed to be the highway. This does need resolving as it raises the question of who will maintain the drains in future if they are deemed to be part of Glendale, a private estate.</p> <p>4. The Pound, identified as a Non-Designated Heritage Asset by SSDC, is considered a key historical feature in Fivehead and, as such, is a Material Consideration. The PC are in the process of getting it Listed. Para 9.44 of the Planning, Design and Access Statement says 'that is has been entirely re-pointed in recent years and as such it is in good condition'. The PC would dispute this because the last quotation to repoint, etc was £6,000 in 2015 and, because of shortage of funds, only £545 of repairs have been completed (2016). The poor state of repair of the external wall pointing, together with the proximity to the proposed access road is a serious concern. The PC would be interested to understand how they might work with the developer to get this feature fully repaired and protected during the construction phase. See also point #5.</p> <p>5. Following on from point # 4, the PC requests that such local improvement projects (plus others that could be suggested) are given high priority when the spend of Community Infrastructure Levy monies are considered. Any advice on how this is achieved would be appreciated.</p> <p>6. Suppliers for trees and other vegetation – a point raised in Public session was the feasibility of specifying the use of local suppliers (say within 10 miles or any other parameter used by SSDC to support local businesses) for these items thus supporting the local economy and reducing transportation mileage.</p>
2845	<p>Matters of Report, Questions and Items for the Next Meeting</p> <p>a) Chairman – Cold Calling Zones for next meeting.</p> <p>b) Clerk - nil</p> <p>c) Councillors – Crown Inn advertising (subject to receipt of details from Crown Inn) for next meeting.</p>
	<p>Date of Next Meeting Monday 6 August at 2000 – Parish Council Meeting - The Village Hall, Stowey Road</p>

The meeting closed at 2117.

Chairman.....

Dated.....