

BRENT KNOLL PARISH COUNCILwww.info@brentknoll.co.uk**Clerk to the Parish Council****Owen J Cullwick****7, Roscarrack Gardens****Falmouth****Cornwall****TR11 4FH**clerk@brentknollpc.co.uk

Minutes of the of Brent Knoll Parish Council meeting that was held at the Parish Hall on **10th January 2018** commencing at 7.00pm when the following business was transacted'

Present: Councillors Cllr R Filmer, Cllr C Townsend Cllr R Hall, Cllr J Harper, Cllr I Ward, Cllr A Hurkett, Cllr B Freestone, Cllr P Osborn, Cllr D Knott, Cllr Trivett-Bill. Cllr M Borland and Clerk Owen Cullwick there was 3 members of the public present at this meeting. One Officer of Sedgemoor District Council also for first part of the meeting.

"Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal opportunities (race gender, sexual orientation, marital status and any disability) Crime disorder and Human Rights.

The Parish Council has agreed to film all public meetings in accordance with the legislation Draft Regulations laid before Parliament under section 43(3) and (4)(i) of the Local Audit and Accountability Act 2014.

168/17: APOLOGIES FOR ABSENCE

There were no apologies at this meeting

169/17: TO RECEIVE DECLARATIONS OF PREJUDICIAL AND PECUNIARY INTEREST

Cllr R Filmer declared a personal interest on matters relating to Sedgemoor and County as the elected Councillor for the District and the County. Cllr Filmer declared an interest to avoid pre determination as a member of the District Planning Authority on all planning matters. Cllr B Freestone prejudicial interest on planning application **07/17/00024** and prejudicial interest on application **07/17/00031** Cllr R Hall personal interest on applications **07/17/00032** and **07/17/00033** and Cllr I Ward on application **07/17/00033** Cllr D Knott Pecuniary Interest on payment to J P Mayo

CONFIRMATION OF MINUTES

170/17: The minutes from the meeting on the **December 6th 2017** were accepted as a true record of the meeting proposed and seconded and approved unanimously.

AFFORDABLE HOUSING UPDATING STATION ROAD

171/17: Sedgemoor Officer Esther Carter updated the meeting on the current proposals for Station Road with further plans for a further consultative exercise at the 7th March Surgery between 3.30 and 6pm members of the public will be welcome to attend on that occasion to assess the updated proposals prior to a possible planning application later in the Spring of

Signature of Chairman

2018. The Parish Council were asked to approve 5 matters in order for the process to be moved forward as follows

1. Members are asked to agree the latest proposal update (**Appendix 1**).of the briefing
2. Members are asked to agree the article for the Brent Knoll News (**Appendix 3**).of the briefing
3. Members are asked to agree to release the Community Housing Fund payment to EG Carter & Co Ltd.
4. Members are asked to agree to a Public Drop in Session being held at the Parish Surgery in the Jubilee Room Brent Knoll on 7th March 2018 between 4pm and 5.30pm.
5. Members are asked to agree to the proposed Target Dates to proceed with the Planning Application.

172/17: It was resolved to approve the above matters unanimously

173/17: PLANNING CONSIDERATIONS

Cllr Filmer and Cllr Freestone left the meeting at this point having previously declared interests on 169/17

07/17/00024: Erection of 4 dwellings, creation of access and erection of a single storey extension to the rear elevation of no at 111, Brent Street Brent Knoll TA9 4EH.

Response: The Parish Council decided to object to this application by majority on the grounds of over development of the site and access issues on to Brent Street.

Cllr B Freestone Returned to the meeting

7/17/00028: Change of use of land from agricultural to touring caravan of site and resiting of agricultural building to be converted to games room and equipment store at Westbrook Farm Brent Knoll TA9 4HQ

Response: Council object on the grounds over too many Caravan movements in the area with 5 locations currently operating and also our previous objections on previous application in 07/16/00017

The Parish Council objected to this proposal on the grounds of over development (layout and density of building) traffic generation, highway safety risk of flooding and the absence of an environmental report this was unanimously agreed.

07/17/00029: Change of use from a Barn to a Dwelling at Westbrook Farm Harp Road Brent Knoll TA9 4HQ

Response: No Observations majority decision

07/17/00030: Erection of a dwelling (on Site of existing partially demolished dwelling) at Westbrook Farm Harp Road Brent Knoll TA9 4HQ.

The Parish Council supports this proposal on the grounds of improved visual aspects for this development.

Cllr B Freestone left the meeting having declared an interest on item 169/17

07/17/00031: Erection of dwelling at Musk Farm at 151, Brent Street Brent Knoll TA9 4BB

Response: The Parish Council supports the application but would recommend that a contamination report is provided as a condition of the support. Unanimous

Cllr B Freestone returned to the meeting

24/17/00037: Replacement of the Conservatory roof with a tiled roof , installation of 3 french doors to the East Elevation and enclosing of South Elevation with stone work. At Burton Row Farm Burton Row East Brent TA9 4DA.

Response: Support for this proposal on the grounds of improved thermal insulation majority

Cllrs R Hall declared personal Interests and remained in the room during the discussions

07/17/00032: Erection of a Dwelling on land adjoining Pink Cottage in Burton Row at Pink Cottage Burton Row Brent Knoll

Response: The Parish Council rejected this application on the grounds of it being outside the village development boundary and its status within an area covered by policy CNE9 which protects the area of Nature Conservation.

Cllrs R Hall and Cllr Ward declared personal Interests and remained in the room during the discussions

07/17/00033: Approved of reservation matters for the erection of 1.5 Storey dwelling and alterations to access and retention of existing garage at the Orchard Burton Row

The Parish Council supported this reserved matter due to the corrections of a previous application having been made unanimously.

174/17: On Footpath matters

(a) Reported a Horse gate damaged on the Bridleway in Middle Street caused by forcing the gate and smashing the locks. Police incident recorded

(b) Tarmac on the entrance to the new Pumping Station in Brent Street will be completed in 2 weeks by Wessex Water.

(c) Sedgemoor Clean Surroundings to be contacted by Clerk regarding over full bins outside the Old Pumping Station

Action: [Clerk to contact Clean Surroundings](#)

175/17: On Highway Matters

Surface water issues near the Old Manor that need Gully clearance
Kerbstone outside of Hairdressers and Pothole need urgent attention
Some Flooding issues outside Fox and Goose

Action: [Clerk to discuss Gully emptying with highways and to report the Kerbstone and Pothole outside Hairdressers.](#)

176/17: Village Green and Toilet Block and Car Park areas

Green very wet and soggy over December with little in the way maintenance possible.

Bulbs need renewing and quote for LED to be installed

[Action : Clerk to Contact Buncombes](#)

177/17: Flood Mitigation Group

Signature of Chairman

No current matters for this group

178/17: Parish Surgery

No Visitors apart from Village agent

179/17: Clerks Matters

Local Clerks meet 11/1/2018 2pm

180/17: Correspondence

None recorded at this meeting

181/17: PAYMENTS AND FINANCE

To Include

Total of Statutory payments for January 10th 2018

As agreed in April 2017

£ 1414.00

Other variable payments

Cllr D Knott left the meeting on payment to JP Mayo having previously declared an interest.

JP Mayo (Hedging cutting in Crooked Lane)	£110.00
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Cllr D Knott returned to the meeting

E'on Energy Account for 2 nd December 2017	£ 26.02
Office Expenses for the period October – December 2017	£ 196.38
Grant payment to Brent Knoll School	£ 200.00
Grant payment to Brent Knoll Guides	£ 100.00
Grant payment to CAB Bridgwater	£ 50.00
Grant payment to Somerset and Dorset Air Ambulance	£ 50.00
Decision Power Website Service charges	£ 402.00

182/17: It was resolved to make all of the above payments unanimously

183/17: MATERS OF CONSIDERATION

1. 184/17: Quote for work on the adopted telephone Kiosk

A quote has been received for painting of £ 505.00 and we are waiting for a further Quote for the fitting out of the Kiosk. An application to the Nuttall Trust has been Made in the sum of 750.00 in order to complete the project and a decision will be Made at the February meeting.

**2. 185/17: To consider options for the Play Surface areas
(Contractors to be approached for suitable costs and quotation)**

3. **186/17: Consider Speaker for our next Annual meeting**
Chris Burman head of the village school confirmed
4. **187/17: Various task listing that Parish Council undertakes (deferred from October meeting)**
Information circulated to members for consideration
5. **188/17: Middle Street footpath/ Bridleway surface**
9 landowners have been contacted and this is deferred matter to Feb/March
6. **189/17: Nuttall Bench replacement on triangle area Church Lane update**
A Quotation of £762.00 has been received and an application to the Nuttall Trust
Has been made further considerations in the near future.
7. **190/17: Fencing encroaching public land Portman Place**
Contact been made with Liam Gill highways awaiting a response
8. **191/17: SID unit**
The unit currently out of service but being repaired
9. **192/17: Finger Post Painting**
On going matter whilst quotes are sought to complete the work
10. **193/17: 20mph warning signage Installation near the School**
Matter to be raised with the School (Cllr Harper to meet with Chris Burman)

194/17: MATTERS OF REPORT (and items for February agenda)

Rubbish Build up in Middle Street near Railway Line (follow up)
 Daffodil Bulbs now planted on the Village green
 Charity somewhere House supporting local people grant to be considered
 Pot Hole Crooked Lane
 Poplar Farm Harp Road Well Child Charity grant consideration
 One way system in Church Lane for discussion

Meeting Dates

The Next main meeting of the Parish Council is on **February 7th 2018** and a Parish Surgery between **3.30pm and 6pm** in the Jubilee Room. Provisional meeting if required on **February 21st 2018**

Meeting Concluded at 9.pm