

BRENT KNOLL PARISH COUNCIL

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Public Session

MINUTES

Minutes of the Meeting of **Brent Knoll Parish Council** on **Wednesday 3rd August 2022** at 7pm when the following business was transacted.

PRESENT

Cllr S Bougourd, Cllr M Borland, Cllr R Filmer, Cllr J Gray, Cllr M Kingscote, Cllr D Knott, Cllr J Mathews, Cllr A Reason, **Cllr C Townsend (Chairman)**, Cllr T Woods and Owen Cullwick Clerk, and 11 members of the Public

60/22: TO RECEIVE APOLOGIES AND REASONS GIVEN

Apologies: None received

61/22: DECLARATIONS OF INTERESTS

Cllr Filmer declared a personal interest on matters relating to Sedgemoor and County as the elected Councillor for the District and the County. Cllr R Filmer declared an interest to avoid pre-determination as a member of the District Planning Authority on planning matters. Cllr Filmer declared a Personal interest on Community shop matters as a trustee of this organisation. Cllr C Townsend declared a personal interest as a trustee of this organisation. Cllr J Gray declared a pecuniary interest on application no as the owner of the property being discussed. Cllr D Knott declared a pecuniary interest on application no as a contractor to the owner of the property being discussed and Cllr A Reason declared a pecuniary interest on application as a contractor to the land owner.

62/22: PLANNING CONSIDERATIONS

07//22/00009: Erection of a two storey side (east) extension on site of existing single storey extension (to be demolished) and the installation of front (South) and rear (North) roof lights at **140, Brent Street Brent Knoll TA9 4BE revised application..**

Response: The Council object to this proposal on the grounds of design not in keeping with surroundings, the materials used, and the overshadowing of a neighbouring property this objection was a majority decision with one abstention.

07/22/00012: Erection of two detached dwellings and formation of vehicular access on **site** of existing extension to (to be demolished) **at 111, Brent Street Brent Knoll.**

Response: The Parish Council object to this planning proposal on the grounds of poor design not in keeping with the size of the development.

07/22/00013: Erection of agricultural yard cover **at Ham Farm Ham Road Brent Knoll.**

Response: The Parish Council make no observations to this proposal.

07/22/00016: Fell one weeping Ash (T1) at 96, Brent Street Brent Knoll TA9 4EH

Response: The Parish Council support this proposal on the grounds of good arboreal practice provided that the planning officer has no reason that the Parish Council is unaware of.

07/22/00015: Conversion of Outbuilding to form annexe accommodation and the erection of a single storey side (West Extension) at Exeter House Burton Row TA9 4BX.

Response: The Parish Council unanimously support this proposal on the grounds of acceptable development of the property to enhance the living accommodation and in keeping with the local street scene.

07/22/00017: Erection of a single storey extension to the rear (SE) Elevation at Kingfisher House Burton Row Brent Knoll TA9 4BP.

Response: The Parish Council make no observations to this proposal unanimous.

63/22: Planning Appeal update **07/21/00009** Update to Parish Council

07/21/00009

The above application was rejected by the Planning Officer on the 31st March 2022 after the relevant consultation process to which the Parish Council responded. An appeal was made. An appeal process was started by the applicant on the 4th April 2022 and an appeal start date on 6th July 2022. The Parish Council has received an invitation to comment further on this not later than the 10th August 2022. These comments should be directed to the Planning Inspectorate Sarah Hardy the following are our objections to this application.

A new Council has been elected since the previous response in September last year and after a revised look at the background has decided on the same objections as detailed below.

- (A) Concern over the applicants involvement in writing all of the support documents and lack of impartiality.
- (B) Management of foul water on the site.
- (C) Environment, bats migration and feeding ,claims made in application but no time table of plan.
- (D) Architecture/ effect on appearance, concerns on the temporary buildings being installed and no specific detail.
- (E) Highways and road safety due to traffic increase and increased people attracted To the single track road.

The new Parish Council is of the strongly held view that these objections are not only held by the Parish Council but are also indicative of the views within the village community of Brent Knoll as denoted by the large number of replies that the District Planning authority received on this proposal. It is therefore the view of the Parish Council that the appeal against the District Council's decision to be rejected and this proposal should be refused.

64/22: NEW MATTERS OF CONSIDERATION (Decisions to be taken)**65/22: The Community Shop Project**

An initial planning and design proposal has been submitted to the working group of the Parish Council (Cllr R Filmer, Cllr C Townsend and Cllr M Kingscote and the clerk) this plan was shared with the Parish Council and the public. And the progress was outlined by Cllr R Filmer, Cllr C Townsend and the clerk for consideration by members as follows

Resolution1: To approve the progress to full planning for the shop and associated matters by Paul Martin Planning agent

1684

Resolution2: To seek a tendering process based on the above planning and design and to meet any initial tendering costs associated with it.

Resolution3: to seek an early meeting with the shop management committee to discuss and arrange a pre-leasing agreement to establish commitment for the continued expenditure of increasing sums of money over the coming months.

Resolution4: The clerk to enquire about the process for increasing the amount of approved borrowing by the Parish Council to meet the needs of increasing costs of the project.

66/22: Clerks hosting of local clerks forum

It was agreed to allow the hosting of local Clerks forum in Brent Knoll Parish Hall in September and to finance the booking of the Jubilee room accordingly.

67/22: MATTERS OF REPORT

- (a) National Trust Steps
- (b) Jason Mayo Work Grid
- (c) Ralphs Wood Contribution
- (d) Footpaths Horse field
- (e) Reservoir overgrown footpaths

DATE OF NEXT MEETING

September 7th 2022 7pm Jubilee Room **Parish Surgery 5th September** 10am to 12 noon at the Jubilee Room.