

Parish Council of Coleford

Gallant Hill Farm, Foxcote, Radstock, BA3 5YB
Miss V Watts, Clerk to the Council
Tel: 07971 516916 / 01749 880428
Email: clerkcolefordsomerset@gmail.com

In line with government guidance and recommended social distancing and self-isolation rules for those who are vulnerable, it was agreed that this meeting would be conducted as a virtual meeting using Zoom video technology.

Minutes of the Parish Council Virtual Meeting held on Wednesday 24th March 2021

PRESENT

Cllr Ham (Chairman presiding) Cllrs Allen, Banks, Conn, Drescher, Evans, Pearce, Townsend, Talbot and Turner. 1 member of the public attended.

1. PUBLIC FORUM

- 1.1 A member of the public raised concern over parking whilst trying to access the pharmacy. During a recent visit the resident had parked in the Legion car park and accompanied an elderly family member to the pharmacy but noted that not all of the kerbs were dropped to allow easy access. The resident also highlighted that there had been a recent accident involving a mobility scooter whilst accessing the pharmacy resulting from the difficult access.

Cllr Ham stated that evidence was still being gathered to support the request for yellow lines to be installed around the Crossways junction. The no parking area implemented a year ago to assist with social distancing and Covid restrictions had helped to support the request. The resident asked whether there was a possibility of a disabled bay being included within any new scheme. A Councillor said that blue badge holders were able to park on double yellow lines if essential.

- 1.2 Cllr Conn reported that a recent request had been posted on Facebook seeking volunteers for the litter picking scheme which had resulted in 18 positive responses. The Clerk is liaising with the organisers with regard to the items which need to be purchased for each volunteer.

Action: Clerk to purchase required items

2. APOLOGIES FOR ABSENCE (acceptance of any reasons offered)

Cllr Barret had notified the Clerk that he was on call and may not be able to attend which was accepted by the Chair.

3. DECLARATION OF INTEREST AND DISPENSATION GRANTED SINCE LAST MEETING

Cllr Drescher declared an interest in his planning application 2021/0524/HSE – agenda item 4.1.

It was noted that all Councillors had a personal but not prejudicial interest in the application. All were reminded that if they were to benefit in any way from the application then they should declare a pecuniary interest.

4. PLANNING APPLICATIONS

- 4.1 2021/0524/HSE – Proposed dormer extension. 48 Farley Dell, Coleford, Radstock, BA3 5PJ

Cllr Drescher had emailed all Councillors prior to the meeting outlining the reasons why they wished to extend the property to allow them to remain in the family home for the long term. Councillors were invited to ask any questions but there were none.

Cllr Drescher left the meeting at 19.20hrs

It was noted that the extension was to take place to the rear of the property and that nearby homeowners had already undertaken similar extensions. The roof line is marginally higher but when observed from the fields the houses beyond are two storey and the lie of the land will help this to blend in.

It was proposed by Cllr Conn and seconded by Cllr Evans that the application be recommended for approval.

Vote: 7 For; 0 Against; 2 Abstentions (2 x District Councillors)

Cllr Drescher returned to the meeting at 19.25hrs

4.2 2021/0297/FUL - Change of use from agricultural to residential garden. Old School House, Church Street, Coleford, Radstock

All Councillors had considered the application via the Mendip Planning website prior to the meeting. Concern was raised that if the change of use was granted it would make things easier to apply for future planning permission for a dwelling. Councillors were reminded that they should only be considering the application before them and not what might happen in the future. It was reported that the land has been used as a garden for some time and that there is evidence of mature plants and hedgerows in place. The access to the rear of the Scout hut is shared.

It was proposed by Cllr Allen and seconded by Cllr Turner that the change of use from agricultural to residential garden be recommended for approval.

Vote: 7 For; 0 Against; 2 Abstentions (2 x District Councillors)

4.3 2021/0500/TPO – T1 Oak; Dismantle to ground level due to very advanced decay at 1.2m from ground level 28 Preachers Vale, Coleford, Radstock

All Councillors had considered the application via the Mendip Planning website prior to the meeting. The oak tree has become very rotten and is unsafe. Owners have agreed to replace the oak tree with a suitable replacement.

It was proposed by Cllr Conn and seconded by Cllr Banks that the Council have no objections to the removal of the tree subject to the Tree Officer being happy that the tree is in a poor condition and that a native tree be planted to replace the oak tree.

Vote: 7 For; 0 Against; 2 Abstentions (2 x District Councillors)

Action: Clerk to notify the planning office

5. PLANNING UPDATES

Cllr Ham thanked Cllr Townsend, Cllr Conn and the others who had helped to defend the latest Gladman application which was considered by the Mendip District Council Planning Board on Wednesday 17th March. The board voted 12 – 1 in favour of refusing the application. The vote for the original application was refused 7 – 6 and is now subject to an appeal.

6. CONSIDER INSTRUCTING CONTEXT PLANNING TO ACT ON BEHALF OF THE PARISH COUNCIL FOR THE APPEAL OF APPLICATION REF 2019/2345/OTS LAND OFF ANCHOR ROAD, LIPYEATE CROSS TO LUCKINGTON CROSS, COLEFORD.

Cllr Townsend reported that the appeal for the first refused application, was lodged back on the 17th December but was only validated 3 months later. The Parish Council has until the 13th April to lodge any further representation. Cllr Townsend is keen to establish if all issues can be raised during the appeal or if it concentrates only on the reasons for which it was refused. He also wants to clarify whether the Inspector will have access to the information relating to the second application.

It has become apparent that the MDC Planning Officer who wrote the planning reports will not be involved in the appeal process and Cllr Townsend and Cllr Ham have been asked if they will be happy to assist. Cllr Townsend has confirmed that he will and Cllr Ham is considering what will be the most beneficial for the Parish.

The Parish Council needs to decide whether to employ the services of Mark Reynolds of Context Planning Ltd to defend the appeal. There are 29 documents with approximately 1200 pages. He has quoted £6-7K for him to assist for the whole process which will include attending the informal hearing which would last a day. The work he has done to date has been professional and beneficial.

It was proposed by Cllr Townsend and seconded by Cllr Pearce that Mark Reynolds should be employed to represent the Parish Council at the appeal within the parameters laid out by Mark with a predicted cost of £6-7K.

Vote: 10 For; 0 Against; 0 Abstentions

Action: Cllr Townsend to liaise with Mark Reynolds

7. DISCUSS AND AGREE WHETHER TO PURCHASE A TOMMY FOR INSTALLATION IN THE VILLAGE TO MARK VE DAY 08/05/21

Cllr Banks said that the British Legion were selling ‘Tommies’ made of aluminium to mark VE Day. The freestanding option are 4ft 10ins tall and cost £175 plus £24 shipping and a 6ft version which can be fitted to a lamp post for £225 plus £10 for shipping.

It was proposed by Cllr Banks and seconded by Cllr Turner that the 6ft Tommy should be purchased and installed on the post of the village sign at the green at the entrance of Beacon View.

Vote: 10 For; 0 Against; 0 Abstentions

Action: Clerk to purchase the Tommy

8. UPDATE ON THE CLIMATE EMERGENCY COMMUNITY FUND GRANT AWARD

The Parish Council has been told that the grant application made in January has been successful in part. The projects for which the grant will be offered by the Somerset County Council fund should be confirmed shortly.

9. UPDATE ON ROYAL BRITISH LEGION (Coleford) ASSET OF COMMUNITY VALUE

Cllr Ham reported that the application has been typed, proof read and is ready to be presented to Mendip District Council. Once received they will validate the application and a panel meeting will take place at some point within 6 weeks.

10. PAYMENTS

The following invoices were presented for payment:

Context Planning	£1440.00
Ben Windel	£954.00
HMRC	£32.66

It was proposed by Cllr Ham and seconded by Cllr Conn that the payments be made.

Vote: 10 For; 0 Against; 0 Abstentions

Action: Clerk to ensure cheques are signed and posted.

11. MATTERS OF URGENCY – at the Chairman’s Discretion

11.1 The Clerk said that Somerset Association of Local Councils were hosting a virtual meeting on 07/04/21 @ 6pm when the Local Government reorganization would be discussed and representatives from both Stronger Somerset and One Somerset will attend.

11.2 An email had been received from a resident asking for help in identifying the owners of some Ash trees located to the rear of their property which are suffering from die back. Cllr Evans will take a look and advise the Clerk.

Action: Cllr Evans to investigate.

11.3 The Clerk had met with Steve Littlewood of Greenways Ground Maintenance and together had visited the various sites which make up the grass cutting and hedge cutting contract. A list of dates will be provided which will help to monitor the performance. The Clerk was pleased that Steve seemed confident and ready to take on the work and will complete the spring cut on the Pump track before the 31st of March as required.

The Clerk had asked Steve to provide a quote to spray off the safety surface at Goodeaves which is now suffering from widespread weeds across the surface. The quote of £52.75 had been received. Cllr Ham proposed that Greenways Ground Maintenance be asked to complete the spraying at Goodeaves play area provided he has the required insurance cover to support the certificates that he holds to complete the work. This was seconded by Cllr Evans.

Vote: 10 For; 0 Against; 0 Abstentions

Action: Clerk to ask for a copy of the certificate P1 and P6 plus his insurance policy showing sufficient cover. If in order then he should be asked to complete the work.

11.4 Cllr Drescher reported that the new galvanized steel picnic bench had now been installed at Goodeaves play area and the invoice will soon follow.

11.5 Cllr Drescher noted that he had seen Idverde litter picking along the lane from Charlton to Westfield trading estate with vehicles either side to keep the pickers safe from passing traffic. It was asked whether they would do the same along Charmborough Lane?

Action: Cllr Townsend to investigate

12. DATE OF NEXT MEETINGS:

Wed 14th April 2021 Parish Council meeting