

Huish Episcopi Parish Council

A meeting of the Parish Council will be held in the Huish Sixth Auditorium,
Huish Episcopi Academy, on Monday 20 March 2017
following the Annual Meeting of the Parish at 7 pm

PUBLIC SESSION

1. Apologies for absence.
2. Declarations of interest.
3. District Councillors' and County Councillor's Reports.

4. Planning.

a. Decisions notified since last meeting:

- | | |
|--------------|---|
| 16/05436/COL | The Lodge, Wearne Court application for Lawful Development Certificate for change of use and residential occupation as a single dwelling. The Council remained strongly opposed to retrospective planning approval, but understood that the four year rule precluded objections - permission granted. |
| 16/05437/FUL | The Old Farm House, Wearne detached single storey double garage no objections – permission granted. |
| 16/04807/FUL | 67 Garden City erection of detached building. With one abstention, Councillors voted to support this application, no objections - permission refused. |
| 17/00205/S73 | Land at Station Close vary condition no objections – permission granted. |

b. Applications received since last meeting, or still in progress:

- | | |
|--------------|--|
| 16/03673/OUT | Land adjacent Fouracre (High Ham PC) - no objections in principle, however the Council felt that Fouracre should retain its own independent entrance onto Union Drove remaining separate from proposed new development, and that Highways should consider the entrance onto Picts Hill for the new dwellings very carefully as road calming measures might be required. |
| 16/04174/REM | 36 dwellings at Newtown Road – Council, while recognising that the application as a whole was sympathetic to the terrain, required a number of concerns to be addressed with stringent conditions imposed before permission was granted. |
| 16/05547/FUL | Land South of Union Drove 2 bedroom contemporary dwelling for home office, parking, bat rehabilitation flight cage/shed and change of agricultural use (High Ham PC). The Council supported Wagg Drove residents in that, despite all the best intentions expressed, this dwelling would be very visible from Wagg Drove and would set a precedent of unacceptable development in open countryside. Recommend refusal. |
| 17/00454/FUL | The Retreat, Windmill Lane until the lawfulness of this dwelling had been fully established (or not) in law, no extensions should be approved to what was originally a very small barn. Strongly recommended refusal of this retrospective application. |
| 17/00455/COL | The Retreat, Windmill Lane - until the lawfulness of this dwelling had been fully established (or not) in law, no certificate of lawfulness should be approved. Strongly recommended refusal. |

(4b continued)	
17/00413/FUL	Wagg Meadow Farm temporary building replacing existing caravan. Huish Episcopi Parish Council has no objections to this application, but did have concerns about the viability of the present agricultural business.
17/00167/FUL	Plot 1 land opposite Autumn Leaves Pibsbury - no objections, Council strongly recommended that a TPO be made on the oak tree prior to building. (also see below)
17/00166/FUL	Land opposite Autumn Leaves Pibsbury conversion of storage barn to holiday accommodation - no objections.
17/00019/REM	Old Nursery Farm reserved matters - previous comments stand. The permission should continue to require all mobile homes to be removed before building commences.
17/00167/FUL	Plot 1 Land opposite Autumn Leaves Pibsbury, amended to allow oak tree to be felled - Council concurred with local parishioners' concerns and its previous comments applied that the "Council strongly recommended that a TPO be made on the oak tree prior to building".
16/04174/REM	36 dwellings at Newtown Road reserved matters regarding drainage – Council had no objections, providing the drainage authorities had approved the new scheme.

5. Minutes of the last meeting (23 January 2017).

6. Matters arising from the minutes and raised by members, to include:

- a. Dropped kerb
- b. Village signs
- c. Willow at Brookland Road
- d. Proposed bus shelter near Travis Perkins

7. Correspondence received and other matters.

- a. Allotments, including proposed amendments to Rules
- b. Lengthsman, including possible extra hours.
- c. Youth Club
- d. Somerton/Langport train station feasibility study
- e. SSDC Housing and Economic Land Availability Assessment
- f. Community Links Transport meeting (22 February 2017)
- g. Lighting at Newtown Road
- h. Casual Vacancy

8. Accounts.

	Current Account	Savings
Payments authorised by RFO in consultation with Chairman		
R Moore Contractors	1290.00	
Receipts since last meeting		
(since 1 April 2016)		
total receipts	55015.15	
total payments	39765.64	
balance at 11 Mar 17	15249.51	
Business Reserve		46309.11
Parish Charities		1746.10
Payments to be authorised		
Clerk – administration	30.43	
Clerks and Councils Direct	12.00	
HEA Hall hire	67.50	

(8 continued)

Payments by Standing Order (25th of the month)

Clerk	500.00
Lengthsman	178.22

9. Matters of report and items for next meeting.

- a. Chairman.**
- b. Clerk.**
- c. Members.**

10. Date of the Annual Meeting of the Parish Council (15 May 2017).

JANE REDFEARN (Mrs)
Clerk to the Parish Council
7 Bishops Drive
Huish Episcopi
Langport
Somerset TA10 9HW
01458 252813
clerkhepc@gmail.com

Current plans and other matters in hand will be available with the Clerk or Chairman