Clerk to the Council: Caron Potts
Withy Lane Farmhouse, Silver Street, Barton St David, Somerton,TA11 6DD.
Telephone 01458 850875 Email baltonsboroughparishclerk@gmail.com

Minutes of the Parish Council meeting held on 7th November 2024

Present: Cllrs A Wotton (Chair), M Phillips, M Dykes, F Maddock, R Clapp, A Clarke, R Proctor and M Godfrey.

In Attendance: Caron Potts (Clerk) 8 members of the public (part)

Public Questions – Various comments raised regarding the planning permission, focussing specifically of flooding, highway safety, out of village development area and negative impact on local community.
Dog and litter bins were commented upon, the Clerk advised that progress had been made and more work was taking place.
A request to have the Hawkfield Homes sign taken down at the bottom of Ham Street was made – action Clerk to investigate.

Somerset Council Report – circulated prior to meeting and apologies sent from Cllr Sully.

Footpath Report – A total of 34 gates, styles and bridges have now been replaces completing the work required in the immediate vicinity of the village. Phil wanted to thank the landowners for their support in doing this work. The PC in return passed their thanks onto Phil who is taking a well-deserved rest over the winter!

A G E N D A

Meeting commenced at 7.34pm

93.24 Apologies for Absence and to consider the reasons given. – none

94.23 Declarations of Interest
Cllr Wotton declared an interest in the planning application as it neighbours his property.

95.24 Exclusion of the Press and Public - none

96.24 Minutes of Parish Council Meeting
Confirmed and signed as a correct record, the minutes of the Parish Council meeting held on Thursday 3rd October 2024

7.35pm Cllr Phillips took over the chair

97.24 Planning
New Application
2024/1810/FUL Location: Land South Of Martin Street. Proposal: Erection of 3no. detached dwellings, 2no 4 bedrooms and 1no 5 bedroom with detached garages. Councillors unamimously recommend refusal on the grounds of 5 material consideration. See appendix for full planning comments.

7.49pm Cllr Wotton retakes chair

Decisions
2024/1326/CLE Location:Annexe Blackberry Farm House Martin Street. Proposal:
Application for an existing lawful development certificate for self-contained residential unit at Blackberry Farm House. Status Decided. Decision: Development is Lawful

98.24 Resolutions

1. Flooding and Drainage

Cllr Wotton has bought 4 flood markers to be placed in strategic areas prone to flooding to enable water depth self-evaluation. Final locations tbc. RESOLVED approved reimbursement of markers.
Flooding is becoming an increasing issue for local parishes, Cllr Wotton proposed joining forces with other PC's to work together to try and find longer term solutions. RESOLVED approved. Action Cllr Wotton (after the Emergency Plan is concluded)

New telephone signs
Cllr Wotton has the new signs and is in the process of installing them. A few materials will be needed. RESOLVED costs to be reimbursed.

2. Festival traffic meeting update

Cllr Godfrey attended the above meeting where the issues caused by the closure of Lottisham Road were discussed. A proposed alternative is to be discussed with the Festival and there will be a follow up meeting. RESOLVED Cllr Godfrey to attend on the PC's behalf.

3. Lottisham fingerpost funding

Additional funding has been secure by Lottisham from The National Highways Social Fund to restore their fingerposts. They have asked the PC to act as a depositor for the funds. RESOLVED agreed by with the understanding of no liability for the posts. **Action Clerk.**

4. Somerset Local plan feedback

RESOLVED Clerk to submit on PC behalf with amendments to post office services and old playpark location. **Action Clerk.**

5. Proposed meeting dates for 2025
   RESOLVED the meeting for next year are set as -
   9 January, 6 February, 6 March, 3 April, 1 May, 5 June, 3 July, 4 September, 2 October, 6 November, 4 December. **Action Clerk** to book VH.

6. Any updates requiring Resolutions - none

99.23 All actions from minutes not already covered/carried forward - none

FINANCE
100.24 Accounts for payment
Reviewed and approved a items of expenditure

1. Clerks' salary for October £338.64
2. Flower expenses for planters and war memorial Kate Barrow - £133.90
3. RBL Wreath and donation £50
4. SALC training course Essential Councillor part 2 - £25

101.43 Bank reconciliation as of 24 October 2024 and cashflow update.
Agreed and verified the bank reconciliation figures against the bank statements and the cashflow

Current account £1257.56, Savings account £34210.69 – Total £35468.25

102.24 Draft budget
Took a first look at budget for next year. It was discussed that for large grant requests a representative of the organisation should be present to justify request. The Clerk advised that the Precept needs to be submitted by end of January. **Action Clerk** to make amends and present at the next meeting.

103.24 Items for next meeting on 5th December

Meeting finished at 8.42pm

Signed **Date**

Appendix

2024/1810/FUL Planning comments –
The above planning application was discussed at the Parish Council meeting held on 7th November. Councillors unanimously recommended refusal on the following material considerations –
1. Out of the village development area.
The site lies in countryside outside the Settlement Limits of Baltonsborough, where development is strictly controlled. It is an undeveloped field which creates an important rural gap between existing development. The proposed development would have a significant and harmful impact on the village's rural character and a detrimental visual encroachment into open countryside. It will not add anything to the village economically or socially and would have a negative impact to local residents.
2. Flooding
Considerable evidence has been submitted from over 40 residents objecting to this application, showing that the field floods to within a few metres of the hedge which borders the site and Martin Street, well within the proposed footprint of the houses. It is designed to be a flood plan and works very effectively as such preventing flooding of neighbouring properties and slowing the flow of water downstream. For this reason alone, this application should be refused.
The application sights raising the level of the proposed houses presumably to avoid flooding but gives no details of how this would be done or any plans detailing the height of the houses and their visual impact. It also fails to adequately demonstrate how the increased surface water runoff associated with the development would be suitably managed and ensure that the development would not increase flood risks elsewhere.
3. Road safety
The proposed entrance is in our opinion dangerous as it on a convex curve with two existing feeder roads opposite. We also have concerns about the visibility and sight lines – the artists impression within the Design and Access Statement includes a neighbour's drive and hedge which are not within the developments remit.
4. Phosphate mitigation
Insufficient information has been submitted to assess whether the proposal would result in an acceptable increase in phosphate levels within the foul water discharged from the development directly into the neighbouring River Brue and the mitigation proposals are declared as 'temporary' .and provided limited information.
5. Already stretched / poor village resources
The sewage system is already at capacity, the village school is full, broadband speed and mobile signal is poor and it would not encourage sustainable travel patterns.