

Shapwick Parish Council
Minutes of a meeting held on 21 September 2021
at 7.00pm at Shapwick Village Hall, Shapwick

- 21/22/55 Present:** Laura Anderson, Martin Davis, Lesley Gaskell, Sally Richardson
Paul Rogers and Sue Sellick
- 21/22/56 Also Present:** County Councillor David Huxtable
10 Villagers
- 21/22/57 Apologies for Absence**
Apologies were received from Graham Croucher.
- 21/22/58 Minutes of the Meetings held on 20 July 2021, 27 July 2021 and 31 August 2021**
The minutes were agreed and duly signed.
- Villagers' Open Period**
- 21/22/59 District and County Councillors Reports**
County Councillor David Huxtable said that his forthcoming monthly reports would move away from Covid to the change in Local Government and One Somerset.
There has been agreement to fund the planning for the Ashcott bypass – a sum of £200K has been committed to carry out a pre-planning survey. The route will follow the south of the A39 – no impact on Shapwick side of A39.
The state of Wood Lane was brought to the attention of David Huxtable – he said that currently contractors are struggling to fulfil all work orders. He asked the clerk to chase the matter and liaise with him if necessary.
- 21/22/60 Planning Applications**
a) 43/21/00011 14 Station road, Shapwick – Change of use from residential dwelling to dwelling
- Open Period**
Martin Davis asked the applicant to explain the plans. Ian Diver explained that the proposal is to turn the property into a family home and that most of the proposed work is internal alterations.
- Closed Session**
Martin Davis asked Councillors to comment.
Laura Anderson said she had no objections. Paul Rogers said it was nice to see the property being returned to a family home. Martin Davis said that as the proposals are internal no owners of neighbouring properties would be affected.
- Paul Rogers proposed that the Parish Council support the application on the grounds that the proposals relate to internal works and that no owners of neighbouring properties will be affected. Seconded Sue Sellick. Unanimous. Clerk to inform SDC.
- b) 43/21/00010 Barn A, Blacksmiths Lane, Shapwick - Application for the Prior Approval of the proposed change of use of agricultural building to 3no. dwellings and associated operational development**
Sedgemoor DC had asked the Parish Council to consider amended plans.
Martin Davis asked Councillors to comment.

21/22/60 cont'd

Lesley Gaskell said she thought the concerns raised in the meeting held on 31 August 2021 remained unchanged in particular whether the requirements of class Q are met. Laura Anderson said the issues with appropriate parking have not been addressed. Lesley Gaskell said the plans do not fulfil the criteria set out in the Village Design Statement.

Martin Davis said that the concerns raised by the Parish Council have not been answered so the opinion expressed remains unchanged. It is still unclear whether the requirements of class Q are fulfilled.

Martin Davis proposed that the Parish Council object to the amended plans and refer to the comments previously submitted. Seconded Lesley Gaskell. Unanimous. Clerk to inform SDC.

21/22/61

Consideration of the Vestey Estate proposals in relation to the land behind the village hall prior to its pre-application submission – the Vestey Estate proposal considers erection of 4 residential units to comprise 2 detached units at the western end of land adjoining churchyard and 2 semi-detached units fronting Station Road (subject to normal planning procedure) prior to the transfer of the remaining land to the village

Martin Davis reminded the meeting that he and the Clerk had met with Bill Robbins back in May when Bill Robbins had expressed that the Trustees of the Estate are keen to carry out the late Lord Vestey's request which would see any undeveloped land behind the village hall gifted to the village. This is a good opportunity for the village for a community space some of which could be used for allotments.

Sue Sellick said this is a good opportunity.

Lesley Gaskell said the project has been on the agenda for many years and that this proposal is a compromise on the Estate's original planning ideas which would meet the need for some housing within the village as well as fulfilling the wish for a village green. Laura Anderson was in agreement with this comment.

Paul Rogers said that this is a good opportunity to secure land for the village which can be controlled by the village.

Sally Richardson said that a compromise could achieve securing the land for the village.

The land behind the village hall is subject to Policy D32 (Local Plan).

Lesley Gaskell said she thought it is important to support the Estate to ensure the project reaches its potential.

Open Session

A villager asked whether it is likely all four properties will be achieved. It is likely that, given the land is subject to Policy D32, some compromise may be required and only part of the application is successful.

A villager asked what is different to the report given at the July meeting. Martin Davis said that at that point no proposals had been seen. Bill Robbins is keen for the car park, which is owned by the Estate, remains with the village hall and is not compromised in any way by the proposals.

A villager asked, if the land is gifted, how it will be managed. Martin Davis said it would be via a Community Interest Company – this would be a non-profit organisation which would protect the land and ensure that it remains for community use.

21/22/61 cont'd

A villager said there are three potential users that the proposals might affect – Shapwick Village Hall Committee, Shapwick Runners and Shapwick Jam – a whole community view should be sought.

Lesley Gaskell said the village hall is owned by a trust which would be separate to the CIC.

Martin Davis said once full plans are available then all user groups can have a say.

A villager said that the larger properties are likely to have more impact than the ones along Station Road.

Closed Session

Martin Davis asked Councillors to make a proposal. Laura Anderson proposed that the Parish Council support the Estate proposals prior to a pre-application submission. Seconded by Paul Rogers. Unanimous. Clerk to contact Bill Robbins.

21/22/62**Village Footpaths**

Clerk to contact Nigel Phillips to ensure that he is willing to continue as the village footpath officer and to check whether there is any support required.

21/22/63**Drainage and Ditch Maintenance**

Laura Anderson said that when the work is carried out consideration of what happens to the soil/waste is required as the verges are getting too high.

Martin Davis asked Councillors whether all or some of the ditches require maintenance.

Lesley Gaskell suggested prioritising areas in most need of work.

Martin Davis asked Councillors for areas of high need – Chestnut Lane, Limekiln junction and High Lane were suggested.

Martin Davis asked whether farmers could be contacted and asked if they would be happy to remove the soil. A standard letter to be sent to all farmers.

Martin Davis and Paul Rogers agreed to carry out a review to prioritise areas for remedial work. Paul Rogers said it is important to make expectations clear when putting the work out to tender.

21/22/64**Councillors Responsibilities**

Martin Davis thanked Sue Sellick for all her hard work in getting the defibrillator installed in the village. A letter of thanks had been received from Jane Walker.

21/22/65**Councillors' Reports**

Highways – Fly tipping appears to be on the increase. Several areas had been reported to Clean Surrounds. Potholes in Wood Lane to be reported to Highways Department.

21/22/66**Finance**

a) Cheques for Signature HMRC £146.80 (Chq 916, PAYE months 4-6), Mrs S Williams £403.27 (Chq 917, Salary and expenses), Shapwick Village Hall £600.00 (Chq 918, 2021 and 2022 donation) and St. Mary's PCC £1,000 (Chq 919, 2021 and 2022 donation)

21/22/67**Date of Next Meeting**

Date of next PC meeting will be 16 November 2021 7.00pm in Village Hall. There being no further business the meeting closed at 8.10pm.

Signed.....

Date.....