



MINUTES OF HIGH HAM PARISH COUNCIL MEETING
HELD AT HIGH HAM VILLAGE HALL
ON TUESDAY 13th September 2016

Present: David Vigar (Chairman), John Vigar, James Godfrey, Bryan Bartlett, Nancy Green, V Young (Clerk).

Approx: 32 parishioners

Meeting opened at 7.40pm.

1) **Apologies:** Chris Palmer, Amanda Chuter, Derek Yeomans and Shane Pledger had sent their apologies.

2) **Declarations of Interest on agenda items:** - None

In View of turn out item 8a was taken next

3) 16/03673/OUT Land adjacent to Fouracres, Picts Hill, High Ham – Outline application for alterations to existing accesses and erection of four detached dwellings. There was considerable concern amongst a number of parishioners regarding this application. The application had only recently been registered and since the date of the agenda a time extension had been granted until 14th October 2016 - The application would go on the next Parish Council agenda.

4) **Open Discussion:** The lengthsman was to be asked to clear weeds on the pavement of Picts Hill.

5) **Councillors reports -**

None – Derek Yeomans report had been forwarded to the councillors.

6) **Approval of Minutes -**

9th August 2016 minutes approved as a true record with a minor amendment on page 1.

7) **Matters arising/Items for Discussion**

a. **Highways.** BB reported back on ongoing highways matters that were progressing. There had been some concern whether Union Drove was an unadopted road. BB would contact Chris Weeks in the first instance, thereafter residents with concerns could contact County Highways directly themselves. The head teacher at the school had requested that the curbing be lowered in a certain place to allow wheelchair access to the school. This was to be requested. Western Power had tried to move a telegraph pole back that was in the middle of a pavement but could not because a pipe beside it underground. It would be possible to put it on the property behind with the landowner's agreement. BB to initially speak to the landowner. Ongoing fly tipping at Nythe Bridge, Street scene had hoped to clear and had done so before but some asbestos had appeared on top. They were working on it with viridor and hoped to have the matter sorted out soon. A highways problem at Sam Cross Hill was reported. Cooks Hill was still flooding after jetting and this had been reported to Chris Weeks of County Highways.

b. Parish Lengthsman /Cemetery work /Millennium Wood/Strimmer Project . The following reports were made.

Lengthsman report

August: 37 hrs worked

265 remaining

Vegetation management - cemetery, MW drives and paths, road junction splays etc

Playing Field - excavating hole for ball-hoop pole.

Footpaths report

August: footpaths strimmed: village hall to standhill rd.; Henley corner to Nythe; enclosed sections east of Pipers Ash.

September Parish Walk - Wednesday 14th. Meet 10am Pitney Playing Field



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- c. **Millenium Wood** August: tree ident. labels, insect houses, bird feeding station, delivered and ready for installation. Picnic tables and seats - awaiting delivery wb.12th Sept.
Dave Vigar and Lengthsman, Craig Howe, cleared pond of weed and removed weed piles from pond banks.
500 native bluebell bulbs planted - Amanda
Plans for construction of pond-side observation platform ongoing. Seeking advice from SSDC Planners re need for planning permission. Reply expected by 19th.
- d. **Website** - Nearing completion. The content was being compiled.
- e. **Village Hall** - Hall committee and volunteers spent Sunday scrubbing, polishing, sorting and tidying the hall. Plans in hand to paint hall. New small tables and storage trolley for folding tables will be in place mid-October. Plan to increase hours of hall cleaner.

Fish and chip Supper Friday 16th booking essential - Nicky Westphal 250130 898097
Big Breakfast 11th December.

- f. Any other matters - None

7) Correspondence. – All items were covered by agenda with the exception of a bulb catalogue for the Millenium Wood group and a Playing Field brochure for the playing field committee.

8) Planning Applications for Consideration

a)16/03673/OUT Land adjacent to Fouracres, Picts Hill, High Ham – Outline application for alterations to existing accesses and erection of four detached dwellings. – Discussed earlier in the meeting. There was no further discussion on this application.

b)16/03538/FUL Windsor Farm, Henley Road, High Ham – Demolition of part of an existing outbuilding and the construction of a timber framed replacement garage.- After discussion this application was unanimously supported with no objections.

c)16/03455/FUL – Fountain House – Proposed free standing tree house.

The above application was discussed and comments and questions were taken from the floor.

Consideration included the following points

- 1)At least 3 neighbouring properties would have their gardens/windows or front of their house completely overlooked by the tree house.
- 2) Measurements were not given clearly on the plan although it appeared to have a veranda on either side.
- 3) It was too high.
- 4) The need for it had not been demonstrated clearly and the property already enjoys very good views without the tree house.

The Parish Council unanimously objected to the application on the grounds of significant loss of privacy for the neighbours. The tree house does not need to be so high. There is no proven need for this development which had a significant negative impact on several neighbours and properties.

d)16/03445/FUL and 16/03446/LBC – Erection of a two storey rear extension with link tower and internal and external alterations.

The above application was discussed and comments and questions were taken from the floor.

Consideration included the following points

- 1)The need for an extension – There was no objection to an actual extension being made at the property.
- 2) It was felt that block and render was not an appropriate construction material and would be out of keeping.
- 3) The observation tower/windows and link tower, with observation tower was excessive and overlooked neighbouring properties. It was clearly demonstrated that neighbours would be significantly overlooked.



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4) There was concern regarding the reduction in the number of trees that had already taken place at the site in order to improve the views. It was felt that should the neighbours remove more trees, a further neighbour would be heavily visually impacted upon.

The Parish Council unanimously objected to the application on the grounds of significant loss of privacy for the neighbours caused by the link tower and observation tower and windows. The link and observation tower was too high and completely out of keeping with the property. The Parish Council did not object in principle to an extension that it felt would be suitable. The current application was felt to be unacceptable, on the basis of the loss of privacy by the existence and the height of the link tower and the observation tower. Additionally it was felt that the materials chosen were out of keeping with the existing.

e)16/02453/FUL Blue Yonder – Extension to garden area, erection of a storage cabin (retrospective) and erection of a 2 bay car port. (revised application) - No objections were raised in this instance. Parishioners were reminded that they could take pre-application advice to find out what was necessary to avoid retrospective applications.

f) Other planning - There was likely to be an application for land off Mildways for an agricultural building as it was found that full application was necessary.

9) Planning Applications Decided

16/02665/LBC and 16/02664/FUL –re Beer Farm – Proposed conversion of agricultural building into garaging/storage, the demolition of 2 agricultural buildings to for 1 dwelling and repartation works to a listed agricultural building. - GRANTED.

10) Summary of Meetings attended. - A joint police and fire meeting had been attended last week. It was noted that the fire brigade would come out to farms to assist making fire risk plans etc. The police were asking to report anything unusual via 101. They were urging people to persist with reporting via this number and were trying to simplify and speed up the procedure. Sue Mountstevens (Police and Crime Commissioner) was looking into more resources for rural policing.

The Playing Field's AGM had taken place and the committee had been re-elected. All members were thanked. The playing field committee were in the early stages of considering updating the facilities at the site.

11) Financial

a. **Bank Reconciliation Report-** The level of funds was reported. A full bank reconciliation was to be forwarded to the councillors.

b. **Payments for approval and cheques to authorise** - The following cheques and payments were unanimously authorised.

Parish Lengthman expenses August – £96.05
Parish Lengthman millennium wood-August - £125.00
Parish Lengthman – August - £482.33 (this is now a standing order)
Other millennium wood payments
Benches-£767.16
Blubell Bulbs-£87.50
Other Sundries- £257.58
Playing Fields - Somerset Landscapes - £172.80 - 2 mows august and 1 on 2nd September.

12) Matters of Report and items for next meeting –

Christmas festivity arrangements was to go on the next agenda.

David Norris was to be invited to a future meeting and or Shane invited to speak about procedures for taking applications to area north.

13) Date of Next Meeting 11th October 2016 at 7.30pm was the date for the next meeting.

No further business –meeting closed at 20.55hrs