

HATCH BEAUCHAMP PARISH COUNCIL

Minutes of a Meeting of Hatch Beauchamp Parish Council held on Friday 23rd September 2022 at 7.00pm at the Village Hall

Present: - Mr Kevin Comer (Chair), Mrs Pippa Fowler (Vice Chair), Mrs Katie Piper, Mrs Jan Walton, Ms Alison Handel, Mr Shaun O'Dell, Mr Steve Williams, Mrs Sue Wright, Mr Andy Grant plus attendee as below and 36 members of the public

Apologies: - None

In Attendance: - Ms Chadwick as Clerk

Public Forum

- There were no matters raised

1. Apologies

No apologies were received.

2. Declarations of interest

None

3. Minutes

The minutes of the meeting on 11th August 2022 were approved unanimously.

4. Councillor sub-committee activity and Councillor external contact reports

The following contacts and subcommittee activity was reported:

Mrs Piper reported discussions with Andy Lehner of West of England developments regarding the Community Shop, to be further discussed under agenda point 8.3; and the landowner of the potential allotments.

Mr Comer gave an update on the ongoing A358 discussions with Cllr Henley and Wakefield and representatives from Community of Parishes. It is planned to attend the 5th October Somerset County Council meeting.

Neighbourhood Plan: the group have collected views from secondary school children last night, summary results to be shared in due course. Thanks were expressed to the members of the Neighbourhood Plan subcommittee who facilitated this and to Clare and Tony at the Hatch Inn who provided refreshments at cost.

5. A358

The following wording was agreed as the position of the Parish Council:

Having consulted the village as widely as possible, the Parish Council takes the view that the NH proposal to build an expressway from Southfields to Thornfalcon is excessive in cost (financial and environmental) as well as being detrimental to the communities along the

23rd September 2022

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route. We see merit in the Henlade bypass and improvements at Southfields but continue to oppose the current plan for the remainder of the route.

We cannot support the Community of Parish's position that the dual carriageway is desirable given certain tweaks including a junction at the south end of Hatch Beauchamp but we intend to continue to work with them at least until any new developments bring us into conflict, at which point we will review our position in consultation with the parish.

In the meantime we will campaign against the expressway and urge NH to bring forward a design which reduces the carbon footprint in line with government climate targets for 2030 and beyond, and which takes proper account of local concerns. We will lobby other organisations, including Somerset County Council to support us in this.

6. Local Community Networks

It was agreed that Andy Grant would act as parish council representative for Local Community Networks, plus consider the consultation on proposed geographical areas circulated with the summons to this meeting.

7. Somerset County Council Executive Cost of Living Working Group

Councillors considered the parish council response to Somerset County Council Executive Cost of Living Working Group. It was agreed that the Clerk would submit a response referring them to the Village Hall.

8. Planning

8.1 Case Ref 19/22/0019

Proposal: Variation of Condition No. 02 (approved plans) of application 19/20/0010 to include an amended gantry crane design to suit revised manufacturer details including a small extension of the crane towards the south-east, relocation of welfare units and erection of a retaining wall below the gantry crane at Station Works, Station Road, Hatch Beauchamp

It was agreed not to comment, provided current lorry turning circle is maintained. It was noted that the amendments were not clear in the planning submission.

8.2 Case Ref: 19/22/0021

Proposal: Erection of 1 No. self build, sustainable, carbon neutral dwelling with associated works on land adjacent to The Meadows, Hatch Green, Hatch Beauchamp.

A narrow majority were sympathetic to this application.

8.3 Case Ref: 19/22/0022

Proposal: Erection of 8 No. dwellings (4 No. affordable), a local shop (Class E), public open space, landscaping, drainage, access and associated works on land west of Station Road, Hatch Beauchamp

Following representations from the members of public present and councillors the following observations were made:

23rd September 2022

Signed: Dated.....

That members of the public present had concerns about the location of this site for a community shop, although the concept of a community shop was supported. Mrs Piper said that the offer from West of England Developments makes the shop more financially viable.

The Chair outlined the context of the development needs against the Neighbourhood Plan project survey results which support the need for small development, but not on green field sites. He noted the implication of the completion of the Neighbourhood plan increasing the Community Infrastructure Levy from 15 to 25%.

A number of inaccuracies in the application were noted including referring to bus services rather than the one weekday public bus service, and referring to a car share scheme rather than the Hatch Community Car Scheme which is closer to a taxi service. Issues with increasing traffic on Station Road were raised, as well as the location picked for the traffic survey.

It was proposed that the conditions for previous refusal of this application still stand as follows, as per the extracts quoted below:

“The proposal fails to satisfy the requirement for a RES outside of settlement limits in accordance with CS Policy DM 2.

Conflict remains with SADMP Policy SB1 and CS Policy SP 1 that seeks to restrict development outside of defined settlement limits and focus development on the most accessible and sustainable locations.

That there is conflict with CS Policy CP6, insofar as it seeks to ensure development reduces the need to travel.

In conclusion as per the appeal dismissal decision from PINS dated 1/2/21, it would have a harmful effect on the character and appearance of the area. Conflict therefore arises with Policies DM 2, DM 4 and CP 8 of the CS, as well as with Policies SB1 and D7 of the SADMP.”

It was agreed by majority vote of Councillors not to support the application on the grounds stated above.

10. Finance

10.1 Bank Reconciliation

The Council approved the bank reconciliations.

10.2 Payments

The following payments were approved by Councillors:

Summary of Payments Due				
	To pay:			
	Clerks wages	5 August to 9 Sept		271.00
	SALC	Affiliation fee		165.85
	Neighbourhood plan exps			40.00
	Cheques to pay:			<u>476.85</u>

10.3 Finance Sub Committee

The Council agreed there was no need at present, but to be considered at Budget time.

23rd September 2022

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11. Agenda Items for next meeting

The following items will be added to the agenda for the next meeting.

Proposal for Greener Hatch Beauchamp project

Proposal on Highways issues

Proposal on Community Resilience project

Thanks were expressed to Alison Handel for doing the Harvest Festival window for the church.

The meeting closed at 8.45 pm

To be signed by the Chair at the next meeting (Wednesday 9th November 2022):

The minutes reflect an accurate record of events subject to any amendments listed below.

Signed:

Print Name:

Date:

Amendments:

Produced by:

Helen Chadwick, Clerk

hatchbeauchamp.pc@gmail.com

23rd September 2022

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