

SELWOOD PARISH COUNCIL

Minutes of Selwood Parish Council meeting held at 7.30pm on Wednesday 17th April 2024 in East Woodlands Village Hall BA11 5LQ.

Present: Cllrs Dowling, Hammons, Anderson, G. Stickley & J. Stickley.

In attendance: S. Millard-Jones – Clerk. S. Brooke and approximately one member of the public.

04/01 To receive apologies for absence.

Cllr Bennett.

04/02 To receive declarations of personal/prejudicial/disclosable pecuniary interests.

None

04/03 To approve the minutes of the meeting held on the 6th March 2024

The minutes from the Meeting of the Parish Council (PC) on the 6th of March 2024 having been previously circulated, were taken as read. It was **resolved** to approve the Minutes.

04/04 Casual Vacancy (R) To consider applicants.

No applicants to date.

Clerk is to send a casual vacancy poster to Councillors for posting around the parish. Clerk to devise a flyer for councillors to distribute to households within the parish.

04/05 Actions from last meeting:

- Naming an unadopted lane.

The naming of the unadopted road to Cleeves Lane has now been arranged by Cllr Hammons.

04/06 Planning:

2024/0277/FUL Erection Of A New Dwelling (Relocation Of Dwelling Approved Under Planning Reference: 2023/1775/PAA). Barn At Court Farm Blatchbridge Roundabout To Frome Road West Woodlands Frome Somerset.

It was **resolved** to support with recommendations:

To sort the drainage from the neighbouring property

To use natural stone on the property and the garage.

To demolish the barn and recommend no further development on the greenfield site occurs.

Should the planning officer's decision be contrary to the Parish Council's (PC) recommendation, then the PC requests that the application is referred to the Chair and Vice Chair of the planning committee.

2021/1675/EOUT Application for Outline Planning Permission for the erection of up to 1,700 dwellings (Use Class C3), two care homes (Use Class C3), 6.7 hectares of employment land (Use Classes E, B2 and B8), a mixed use local centre for primary school (Use Class F1), cafes/restaurant and convenience store (Use Class E) and other supporting social and physical infrastructure (Use Classes F1, F2 and E), provision of greenspace and other supporting ancillary works. All matters (Access (within the site), Layout, Scale, Appearance, Landscaping) reserved except for four new vehicular site access points from the existing highway. (Revisions & further information in respect of the Environmental Statement submitted 21.02.24).

It was **resolved** to submit the following response.

Selwood Parish Council welcome the detailed master plan to address the lack of infrastructure in the ad hoc development that is currently occurring ;however, there are a number of issues that need to be addressed before the parish can support this application. Highways:_ The following recommendations should be included: 1.Install overtaking/crawler lanes from the proposed new roundabout on the A361 between the Marston Gate and Blatchbridge roundabouts. 2.Crossing point over the A361 to Nature Reserve should be a bridge and moved closer to amenities. 3. Access into the Blatchbridge Industrial Estate should be off the SGC's new roundabout on the A361 via a bridge over the River Frome. 4. Bus access on Little Keyford Lane needs supporting with a defined parking plan. 5. Traffic lights and improvements at the A361/362 junction. 6. Install no right turn signs on B roads entering A361between A362 and Marston Gate roundabouts. Apart from

improvements to the A36 junctions, there are no plans to address these issues and highways seem unconcerned by the concerns and frustrations of local residents. Recent high profile accidents on the A361 have highlighted the need for improvements. Improvements to a number of areas and junctions within Frome need to be addressed. Proposals by Grass Roots are not likely to be sufficiently robust to cater for future demand. Public transport, cycleways and footpaths:- Aspirations to reduce motor car usage are unrealistic unless there are facilities for medical care, education, retail and entertainment on site. Sewage:- Despite assurances from Wessex Water that they have the capacity to accommodate the sewage created by this and other recently approved developments, latest storm and treatment work overflows indicate otherwise. Wessex Water have promised to update their infrastructure but as yet they have not included any planned infrastructure improvements in their recently published long term plans. A feasibility study to consider a treatment plant/reedbed system to the south of Frome should be carried out. Selwood Parish Council have had discussions with Frome Town Council and fully support their more detailed report and recommendations. We are particularly concerned that any agreements are watertight and not able to be watered down as development progresses. Selwood Parish Council formally opposed this application at their recent council meeting

2024/0449/REM (2023/0380/OUT) Application for approval of reserved matters following outline approval for the erection of a detached single-storey Eco dwelling to replace Riding School and buildings. Matters of appearance/landscaping/layout/scale to be determined. Paddocks End Vinney Lane Tytherington Frome Somerset.

It was **resolved** to support.

Should the planning officer's decision be contrary to the Parish Council's (PC), then the PC requests that the application is referred to the Chair and Vice Chair of the planning committee.

2024/0350/REM at Land East Of Mcdonalds Restaurant Sandys Hill Lane. Application for approval of reserved matters following outline approval 2019/1671/OTS Matters of appearance/landscaping/layout/scale to be determined.

2024/0428/REM Application for approval of reserved matters following outline approval 2019/1671/OTS pursuant to condition 4, comprising the erection of 1 retail unit with associated landscaping, parking and servicing arrangements, along with details submitted pursuant to Condition 2 (Design, Green Infrastructure, Energy & Phasing. Land North And South Of Sandys Hill Lane Frome Somerset.

It was **resolved** to object for the following reasons:

The current plan for the HGV service road coming from the southeast of the site is through the current customer car park which would be dangerous and problematic. There should be separate entrances for HGV and customers which should be combined for both sites.

There is no plan for trees and hedges for screening purposes and there should be as there was when Sainsburys was built.

The footpath currently goes across a tree with a Tree Preservation Order, so this needs to be amended in order to protect the tree.

2024/0604/FUL Retention of 4 stables/tack room and outdoor menage and construction of hay store.

Location: Foxleigh Stables Budge Lane Blatchbridge Frome Somerset

The planning department has advised that the removal of the hedge must be reported to the police as it is not within the planning department's remit.

The blocking of the footpath has been reported on the Rights of Way tool (ROAM) by another resident already.

It was **resolved** to object to this planning application for the following reasons.

The applicant applied for planning permission 2023/2391/FUL on the 11th of December to build stables, indoor riding school barn and menage. Later in February 2024 the application was withdrawn. Meanwhile without waiting for planning permission to be granted, the following has occurred:

1. The old wooden building was demolished
2. The new stable block erected
3. Substantial areas of the site at the east and west ends have been covered in hardcore
4. A septic tank has been installed
5. Budge Lane was blocked and a new gate and fencing was erected on the A361

6. 65m of mature hedgerow was grubbed up and removed, the eastern edge of the site now has a post and rail fence. This is subject to enforcement notice ENF/2024/0125 and crime report submission number RAC-YA9RB in contravention of the Hedgerow Regulations 1997.
7. The blocking of PROW (Budge Lane) FR14/UN has been reported to the PROW officer.

Falsehoods in Planning Application

The new application states the:

1. Retention of 4 stables/tack room, outdoor menage and hay store
2. Pedestrian and Vehicle Access and Rights of Way
 - a. New or altered access – No
3. Foul Sewage - unknown

The false information is that:

- a) 4 stables/tack room, outdoor menage and hay store have been built and are illegal without planning permission
- b) The site access has been moved to Budge Lane and a fence and gate erected outside the limits of the site and block access to PROW FR14/UN
- c) A septic tank has been installed on the site

Suggested conditions of approval, in the event planning is approved:

- a) Only post and rail fencing is to be ever used on the site. No closed-boarded fencing will ever be installed on site.
- b) The gate and fencing on the A361 blocking entry to Budge Lane be removed and the land made good.
- c) All existing hedgerows are to be maintained.
- d) The new farm gate to provide access to the site shall be no more than 3m wide, the use is for horseboxes.
- e) The hedgerow removed from the eastern side is to be reinstated with mature native British hedgerows at least 1.5m in height and depth.
- f) That they apply for planning permission for the new stable building erected illegally in December 2023-January 2024.
- g) Restoration of the PROW signs

Roads and access:

The A361 is a very busy road Blatchbridge roundabout lies 145m to the west and East Woodlands Road is almost opposite. A dedicated right turn to East Woodlands Road is protected by cross hatchings. Clearly what was once a person's field is now a business and the traffic to the site will increase The applicants propose:

1. Access to the land via a right turn into Budge Lane off the A361 by driving over the cross hatchings
2. Access to the land via a left turn into Budge Lane off the A361

The Parish Council recommends that only left turns be permitted and the following made conditions of planning approval:

- a) The A361 is a busy fast road and vehicles crossing it with horse boxes attached would be dangerous.
- b) The PC recommend the following signage be erected at the cost to the applicant:
 - a. On the exit of Budge Lane onto the A361 – a No Right Turn Sign
 - b. On the westbound carriageway signage for Foxleigh Stables stating no right turn and directing traffic to go around Blatchbridge Roundabout and enter using a left turn.
 - c. New signage to be paid for by the applicant.

Should the planning officer's decision be contrary to the Parish Council recommendations then the Parish Council would ask for the matter to be referred to the planning Committee Chair and Vice Chair.

2024/0588/HSE Single-storey side extension, rear roof extension and rear balcony. Location: Highcroft Cottage Blatchbridge Roundabout To Frome Road West Woodlands Frome Somerset.
It was **resolved** to support.

2024/0497/PIP Erection of 3 two storey dwellinghouses at 378600 150050 Oldford Hill Oldford Frome. No comments required. PC to note.

Delegated Powers:
None

Report on decisions by SC:

2023/2364 Stationing of a second mobile home and construction of dayroom and relocation of a touring caravan. Hazel Tree View Vinney Lane Tytherington Frome Somerset BA11 5BN. Decision of Approval.

2023/2453/HSE Erection of Single Storey Extension To Form A Plant Room (Retrospective) Court Farm Blatchbridge Roundabout To Frome Road West Woodlands Frome Somerset BA11 5EN. Decision of Approval

2023/2475/VRC Application to vary condition 2 (Holiday Occupation of no more than one calendar month in any calendar year) of planning approval 102519/002 (Change of use - Dwelling to dwelling & Holiday accommodation, erect conservatory, change of use of outbuildings to holiday accommodation. Oldford Farm Lullington Lane Oldford Frome Somerset. Decision of Approval.

2024/0003/HSE Extend building vertically with increased pitch to new roof: addition of new first floor rooms in the roof; new level access to both sides of building. The Cottage Cuckoo Lane Frome Somerset BA11 2NB. Decision of Approval.

2024/0087/HSE Marlescot Coalash Lane Spring Gardens Frome Somerset. Garden studio office. Decision of Approval.

2024/0090/FUL Use of Existing Agricultural Access Track for Mixed Use of Residential and Agricultural. Brookover Farm Frome to Radstock Road Buckland Dinham, Frome Somerset. Decision of Approval.

2024/0324/HSE Single-storey oak frame extension to North West gable and replacement of existing rear lean-to conservatory. Hawthorne Cottage 3 Friggle Street Selwood Frome Somerset. Decision of Approval

04/07 Planning Working Group (R) To consider forming a Planning Working Group.
To include on the agenda for the Annual Parish Council Meeting

04/08 Signage (R) To approve the cost and design of signage for an unnamed road and Longleat.
It was **resolved** to approve the cost of £319.51 + VAT for the sign for the un-named road.
The Longleat sign (No access) will be paid for by Highways.
The Clerk to contact Ideverde to arrange installation.

04/09 Audit (R) To appoint the internal auditor
It was **resolved** to appoint Mr Richard Blunden. The folder has been prepared by the Clerk and will be held by Cllr Dowling until Mr Blunden has returned from holiday.

04/10 Somerset Day (R) Somerset Picnic 2024
The Clerk to contact Christine Carpenter with the information from the civil office. Cllr Dowling to circulate with the Church.

04/11 Finance (R)
a) Approval of Payments & Receipts

Payments

To whom	Description	Net	VAT	Total
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S Millard-Jones	April Salary, Homeworking & Mileage, PAYE & NI	£397.97		£397.97
Parish Council websites	Set up	£199.15	£39.83	£238.98
S Brooke	Planning Consultation & Expenses	£165		£165
SALC	Planning Application Training x2	£50.00		£50.00

It was **resolved** to pay the above by cheque/internet banking.

b) Approval of the bank reconciliation (R) 30th March 2024.

Business Account	£137.47
Reserve Account	£9,530.31
TOTAL	£9,667.78

c) To add a signatory

Clerk to confirm current signatories on the account.

d) To consider the insurance renewal

The Clerk had sourced three quotes for the annual insurance renewal.

Cllrs requested that the Clerk confirms provision and excess charges for each provider.

04/12 Road Closures:

All on the website.

04/13 Correspondence:

None.

04/14 Admin:

None

04/15 Items for next agenda:

- Insurance renewal
- Planning Working Group
- Defibrillator funding
- Bank signatories
- Safety at the football club

04/16 Date of the next meeting: Wednesday 22nd May at 6.30pm.

There being no further business, the meeting was closed at 9.39pm.

Chair Signature.....Date.....

