

BAWD RIP PARISH COUNCIL

An extraordinary meeting of Bawdrip Parish Council was held in the Parish Hall, Eastside Lane, Bawdrip, on Tuesday, 5th August 2014 at 7.30 pm.

Present: Parish Councillors: Mr R Williams (Chairman), Mr R Culverhouse, Mrs S Greaves, Mr G Norman and Mrs A Williams; **Ward County Councillor** Mr D Hall; Clerk; Graham Jarvis together with 37 members of the public.

Public speaking time:

The Chairman thanked everyone for attending the special meeting.

The only subject raised was Planning Application 04/14/00007/IL. The applicant and his agent gave the background to the proposal and answered many questions on numerous aspects of the application. Most who spoke were against the proposal.

40. **Apologies for Absence and Disclosures of Interest**

An apology for absence was received from District Councillor Mr N Turner. Parish Councillor Mr G Norman disclosed a prejudicial interest in connection with planning application 04/14/00007 – contractual relationship with the applicant and was absent when the item was discussed.

41. **Planning Matters**

a) **Applications – the Council's response to the Local Planning Authority were as follows:-**

i) **04/14/00007/IL**

Change of use of land, laying of access track and siting of three static mobile homes for use as fisherman's holiday accommodation.

Location – Land at, Bradney Lane, Bawdrip, Bridgwater, TA7

Applicant – Peasey Farm, Mr A Bradford

After a discussion it was **Resolved:** That the Council objects to the proposal as submitted on the following grounds:-

- a) The proposed units are considered to be out of keeping with the surrounding environment and land use.
- b) Concern at the impact on the near-by Nature Reserve.
- c) The units are proposed to be located on a flood plain.
- d) Highway concerns - access is via a narrow road, the absence of shops within walking distance and lack of public transport will cause traffic generation.
- e) Economic benefit to the local community is considered to be at best minimal.
- f) Adequate existing accommodation is thought to be available.
- g) Lack of clarity regarding potential use other than by fishermen during the fishing season and at other times.

(Having disclosed a prejudicial interest Mr Norman left the meeting at the start of the discussion and did not return).

- ii) **09/14/00010/RB**
Erection of 67 dwellings on land South of Little Sydenham Farm, Horsey, Bridgwater. (Parish of Bridgwater Without)
Applicant: Taylor Wimpey UK.
Resolved: that the Parish Council had no comments to make on the proposal as submitted.
(Although the above application did not appear on the agenda, the Chairman approved inclusion as an emergency item)

b) **Other Planning Matters - None**

42. Future ownership of Railway Embankment, Shaw's Orchard

Members were reminded of events that had transpired since the previous meeting – in particular the Council had registered an interest with Summerfield Developments to acquire the land subject to an independent review of the area to highlight any major potential maintenance responsibilities. After an exchange of correspondence, the Council had been given until 7th August to exercise due diligence and submit an unconditional offer. Members had been kept informed of events by email.

The Chairman read a report (copies of which were handed to Members) from Mr David Aggett Operations Manager (Grounds) of Sedgemoor District Council. Mr Aggett noted that the wood was mainly comprised of Common Ash, Sycamore, with small amounts of regenerated Elm and Hornbeam. Other than the removal of a dead elm and some cutting back due to growth overhanging the highway; future maintenance of the site was not thought to be onerous provided a visual inspection was undertaken every two to three years and appropriate action taken. (A copy of the report is appended to the signed copy of these minutes)

After a discussion it was agreed that:

- a) The Clerk would write Summerfield Developments confirming the Council's interest in being gifted the land as a Community Asset. Subject to each party paying their own legal costs.
- b) If the application were to succeed:
- i) The Clerk be authorised to obtain a quotation for conveyance costs from the Solicitors who acted for the Parish Council when the adjacent land was acquired.
- ii) In due course the prospect of forming a Trust to manage the area be investigated provided that safeguards were place to protect the site as a Community Asset.

(Mrs Greaves asked that her vote against the decision be recorded).

43. Financial Matters

- a) **External Audit of Accounts 2013/14**
Further to Minute 22 b - 3rd June 2014; the Clerk reported that Grant Thornton had concluded the External Audit of the Parish Council's Accounts. There were no matters that needed to be brought to the attention of Members and the appropriate Notice of Conclusion of Audit had been placed on the notice board. Agreed that the position be noted.

- b) **The following payment was approved:-**
Mr R Culverhouse (Printing Bawdrip Life Issue 2) £50.00 – Cheque No. 465.

44. Roads and Footpaths

Temporary Road Closure Notification

Higher Road, Woolavington; 2 Weeks from 4th August 2014 duly noted.

- 45. Date and time of next meeting – Tuesday, 2nd September 2014 at 7.30 pm.**

Meeting Closed at 9.05 pm

Chairman

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