

**Minutes of the Monthly Parish Council Meeting
held on Monday 8th December 2014
at the Jubilee Hall**

Present

J. Cottrell – Chairman
G. Brewer – Vice Chairman
R. Hendy
R. Poole
K. McGrath
C. Hake - Clerk

Also present were 4 members of the public.

10 minutes open discussion on matters affecting the Parish

The meeting commenced at 7.30 p.m

1.12.14 - Apologies

District Councillor Mr. Bishop sent his apologies

2.12.14 - Declarations of Interest

Mr. Cottrell declared an interest in Item 6.

3.12.14 – Minutes of the last meeting

The minutes of the last meeting, which had previously been circulated, were agreed.

4.12.14 – Police Report

The clerk read out the police report

There have been a lot of non-dwelling break-ins, everyone was reminded to make sure sheds and outbuildings are secure and to be diligent and report anything suspicious to 101 or the Beat Team.

5.12.14 – Finance & Legal

a. Parish Precept 2015/16

The Clerk distributed the half year accounts and the estimated expenditure for the forthcoming financial year. The Chairman explained the proposals that were being put forward. It was proposed by Mr. Hendy and seconded by Mr. Brewer and unanimously agreed to set a precept of £4,500 for 2015/16 – this figure is the same as the previous year.

b. Village Hall – Invoice

The Village Hall Invoice for the last 6 months has been received, it was unanimously agreed to pay the £58 invoice.

6.12.14– Planning Applications

Mr. Cottrell declared an interest and Mr. Brewer took the chair.

21/14/0013/CMB

Prior approval for proposed change of use from agricultural building to dwelling house (use class C3) at The Potato Store, Bere Farm, Langford Budville – Support

The Clerk read out a letter from Russell Williams Planning Officer (West) TDBC. (Copy Attached)

Approvals

None

Mr. Cottrell took the chair again

Refusals

21/14/0011

Erection of an agricultural workers dwelling on land southwest of Ramsey Farm Cottage, Langford Budville

7.12.14 - Footpaths

The meeting closed at 8.05

The footpaths officer (Mrs. Rowe) once again spoke of the problems with stiles which are inaccessible for dogs, she is to compile a list of these stiles in order for the PC to try and address the problem.

The meeting reopened at 8.15

8.12.14 – Somerset Library Services Consultation

A 10 week consultation on the future of Somerset Library Services started on 3rd November. The feedback from this consultation will be used to create a final set of proposals for decision in early 2015.

The councillors were sent a copy of the web site and a copy of the consultation document has been requested for viewing at the Village Hall

9.12.14 – Correspondence

A consultation on bus services in Somerset closes on 29th December 2014.

Somerset County Council are now seeking your views

<http://www.somerset-alc.org.uk/latest-news/consultation-reduction-somerset-bus-services-2/>

Marilyn and Saranne have kindly offered to update the Parish Web Site now that Lucy has moved away. Kieron McGrath has offered to assist them with any information which they require.

The meeting closed at 8.30

I write to you in your capacity as Clerk to Langford Budville Parish Council, regarding the above site and planning application for residential development at the Langford Budville village hall.

I am aware that your Council, and some members of the local community have become dismayed at the lack of movement with the planning application. I appreciate that the length of delay here has been significant and not one that I would wish to continue indefinitely. I hope that this Email will provide clarity as to the current situation.

The delay with the application is essentially borne out of the Council's request for additional information, which followed the consultation period and numerous issues raised by consultees and the public . Such was seen as necessary in order to allow the Council to make a fully informed decision.

For your benefit, the additional information included a financial viability assessment, flood risk assessment and an assessment of housing need (affordable) within the Parish. The request of such information has led to a significant delay over determining the application; up until recently there had been a prolonged period of time where little correspondence was had between the applicant and Council, as the onus has been upon the applicant to provide the information previously requested.

Correspondence is again taking place between the Council and the applicant/agent, however most of the necessary additional information remains outstanding. Notwithstanding, I can confirm to you that Council has engaged external consultants to assess the financial viability of the housing scheme. Such is deemed necessary as the proposal is to provide open market housing in order to subsidise the provision of affordable housing.

I can confirm to you that when additional information or amended details/plans are is received, your Council, the public and other statutory consultees will be re-consulted. Unfortunately, until such time as this information is submitted to the Council, the application will unfortunately remain undetermined.

I trust that this update is informative to you and your Councillors and goes some way to explaining the delay in determining the planning application.

Yours sincerely

Russell Williams

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