

CHAPEL ALLERTON PARISH COUNCIL

Minutes of Chapel Allerton Parish Council meeting held at 7.30pm on Monday 2nd of September in the Old School Room, Stone Allerton. BS26 2NL.

Present: Cllrs Blakemore, Wathen, Torrens-Spence & Williams.

In attendance: S Millard-Jones – Clerk and three members of the public.

Public session. Advised those in attendance to write to the planning officer with their concerns regarding planning application 15/24/00010, identifying each planning condition breach.

A member of the public suggested a gully pot would help with the drainage issue. The spout could then drain into the gully.

There is a lack of belief that the drainage system is in line with the original granted permission.

Problems with anti-social behaviour. Residents were advised to contact Bob Filmer who may be able to assist and inform the relevant departments.

01.09.24 To receive apologies for absence: Cllr Wallach. Cllrs Filmer & Grimes. John Crosby.

02.09.24 To receive declarations of personal/prejudicial/disclosable pecuniary interests.
None.

03.09.24 To approve minutes of the Parish Council meeting held on the 24th of June 2024.
The minutes from the meeting of the Parish Council on the 24th of June 2024 having been previously circulated, were taken as read.

04.09.24 Somerset Council report
Report available on the website.

05.09.24 Planning Applications: (R)
15/24/00010 Tavener Court, Front Street, Stone Allerton, Axbridge, Somerset, BS26 2NN. Variation of Condition 14 of Planning Permission Application No. 15/20/00019 (Erection of a dwelling and garage) to allow for a change in the wording of the condition.
It was **resolved** to submit the following comments with accompanying photos:
Chapel Allerton Parish Council recommends refusing planning permission for variations of planning conditions on application 15/20/00019. Reasons are given below why conditions should not be varied at present. The Parish Council is not in a position to comment on condition 16.

Condition 2:

“The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.”

Chapel Allerton Parish Council does not object to changes to drainage necessitated by changes in planning requirements caused by rules relating to phosphates. However, Chapel Allerton Parish Council strongly objects to any changes in the plan relating to the garage which has not been built according to plan. Tavener Court is in the conservation area and the side of the garage fronting the road should be the full length of the garage and faced in local stone. **Photo A**

Chapel Allerton Parish Council is concerned that the wall between Woodpeckers and Tavener Court is unfinished. **Photo B**

The new wall at the front of Tavener Court is unfinished. It is important that it is properly finished as it is in the Stone Allerton Conservation area. **Photo C**

Condition 9:

“At the proposed access there shall be no obstruction to visibility greater than 600 mm above adjoining road level within the visibility splays shown on the submitted plan Drawing no.1 Block

Plan. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.”

Comment – The Applicant complies with this condition but the stepped finish to the front wall is out of place in the conservation area – see photo. Chapel Allerton Parish Council would also like to see a traditional retaining wall on the boundary with Woodpecker.

Condition 12:

“Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall be submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before first occupation and thereafter maintained at all times.

Comment – Chapel Allerton Parish Council recommends that the Local Planning Authority does not approve the “provision within the site for the disposal of surface water so as to prevent its discharge onto the highway” as surface water may still be discharged on to the Highway if rainfall is heavy. Last winter the applicant used a large amount of concrete to encase his two cess pits which are in front of the house (see amended drainage plan.) This has compromised the delicate natural drainage system and caused a great deal of water to come out of Tavener Court. This water runs down Stone Allerton Front Street. There is no drain on Tavener Court side of Front Street and the surface water from Tavener Court runs as far as Brambles (about 300 metres) down the hill from Tavener, before draining away. The Applicant claims to have taken action to stop this run off but there is no evidence that he has. **Photo D**

Chapel Allerton Parish Council recommends that run off from Tavener Court is monitored over the winter months of 2024 to 2025 before the planning application is signed off.

NB Front Street Stone Allerton is not gritted so ice, forming on runoff water, is a major hazard, particularly as most of the residents on Front Street are old age pensioners.

Chapel Allerton Parish Council is not aware of any “communal gully” for soakaways to run into.

Chapel Allerton Parish Council would have liked to have seen the gully clearly marked on the Applicant’s plans. Chapel Allerton Parish Council would like to know:

- a) If the gully has sufficient capacity to take the additional water coming out of the soakaway at times of heavy rainfall?
- b) how deep the gully it is and where it goes?
- c) Is the soakaway leading to externalities affecting neighbouring properties?

NB Testimony from a neighbour suggests that the gully is shallow or non-existent and is causing a build-up of standing water in their garden during winter months. (Myrtle Cottage.)

The Applicant has created a gully on the highway in front of Tavener Court which takes water from the 2 soakaways in front of this property. Council is concerned that this gully destabilises the Highway and has nowhere to run away. (See photo A) Chapel Allerton Parish Council would like this gully fully investigated before any variation in condition 12 is accepted.

Condition 14:

“The driveway and area allocated for parking shall be formed of a properly consolidated surface (not loose stone or gravel) which shall be provided prior to the occupation of the dwelling.” Reason in the interests of highway safety and in accordance with policy D14

Chapel Allerton Parish Council sees no reason why “a properly consolidated surface” has not been installed as dictated by a planning condition. This would help reduce surface water runoff.

The surface put in by the applicant is loose scalpings over a membrane which is breaking up after only a few months of being driven over by vehicles. Fragments of membrane are clearly visible from the street and have blown into the street. The scalpings are not satisfactory as they wash into the road when there is heavy rain. **Photos E and F**

Condition 16 :

Chapel Allerton Parish Council is not in a position to comment on this condition as it does not have access to the property. Prior to the new build the site, which was an orchard, was rich in wildlife.

Report on applications considered under delegated powers:

15/24/00005 Application for Non-Material Amendment to Planning Permission Application No. 15/20/00019 (Erection of a dwelling and garage.) to allow for change of materials and design of garage. Land To The Rear Of, Taveners Cottage, Front Street, Stone Allerton, Axbridge, Somerset, BS26.

Chapel Allerton Parish Council views the change from the proposed plan in regard to the garage at Tavenor Court as a material change to the original Planning Application for the following reasons.

- 1) The proposed plan for the garage shows a garage with four walls and a front with roller doors. The garage which has been built is missing one quarter of its north wall and all of the south wall and has a completely open front so that it is not a secure building but an open lean-to with missing walls and front. The open nature of the garage reveals unfinished internal breeze block walls of the garage.
- 2) The proposed plan for the garage shows the north wall and half the east wall of the garage faced with traditional stone. This gives the illusion of a traditional stone building which is important in the traditional built environment of Stone Allerton conservation area. Unfortunately the applicant has ignored this requirement, and has faced the breeze block north wall of the garage in render which is which is entirely alien and different to the original plan. The rendered appearance of the garage is quite out of place in the built environment of the conservation area.
- 3) The view of Stone Allerton residents is that “the built” garage does not look right in the conservation area and is totally unlike the proposed garage which was designed to be sympathetic to the built environment. This is particularly important because the north wall of the garage is such a prominent feature thanks to its proximity to the main street of Stone Allerton which is much used by pedestrians and slow-moving vehicles.
- 4) Because the built garage is an open structure there is light pollution from internal lighting in the garage.

Chapel Allerton Parish Council proposes that the applicant is required to submit a full amended planning application for retrospective planning permission, or that he completes the garage so that it is in accordance with the proposed plan.

15/24/00008 Single-storey rear (SE) extension. Moor Cottage, Stone Allerton Drive, Stone Allerton, Axbridge, Somerset, BS26 2NR. It was **resolved** to support.

Planning Decisions:

15/24/00006 Application for Non-Material Amendment to Planning Permission Application No. 15/20/00019 (Erection of a dwelling and garage.) to allow for an increase in size of the dormer window. Land To The Rear Of, Taveners Cottage, Front Street, Stone Allerton, Axbridge, Somerset, BS26. Granted Permission.

15/24/00008 Single-storey rear (SE) extension. Moor Cottage, Stone Allerton Drive, Stone Allerton, Axbridge, Somerset, BS26 2NR. Granted Permission.

15/24/00009 Works to Trees in Conservation Area. Selworthy House, Copsewood Lane, Stone Allerton, Axbridge, Somerset, BS26 2NS. Granted Permission.

06.09.24 Footpaths Officer Report

No report.

07.09.24 Chair report

The Chair asked all in attendance that Parish Council matters can be discussed succinctly.

08.09.24 Ashton Windmill (R) Update and future sustainability plan.

No progress to report at this stage.

09.09.24 Old School Room Lease (R) To consider any updates.

The disabled toilet is due to be installed very soon.

10.09.24 Noticeboards (R) To review quotes

To defer to October meeting.

11.09.24 Financial Regulations (R) To review and adopt the Financial Regulations 2024.

To defer to October meeting.

12.09.24

Finance

a) Approval of Payments & Receipts (R)

To whom	Description	Net	VAT	Total
S Millard-Jones	Salary/expenses/HMRC July	£ 288.33		£ 288.33
S Millard-Jones	Salary/expenses/HMRC August	£ 263.13		£ 263.13
S Millard-Jones	Salary/expenses/HMRC September	£293.40		£ 293.40
SALC	Annual subscription	£112.03		£112.03
R Young	Internal audit 2023 & 2024	£60.00		£60.00

b) Approval of the bank reconciliation (R)

£16,898.34 as of the 31st of August 2024

13.09.24

Admin/website:

To note the signatory request to add Cllr Wathen onto the bank account remains in progress. Once this has been completed then the previous clerk will be removed. Certificate of Exemption and Public Notice on the website and noticeboards. Audit documentation sent to external auditor.

14.09.24

Deeds/legal issues. Quotes for cloud storage.

Cllr Torrens-Spense suggested that there should be some cloud storage for the Parish Council business. The Clerk to investigate and share costings at the October meeting.

15.09.24

Admin/website: Certificate of Exemption and Public Notice on the website and noticeboards. Audit documentation sent to external auditor.

16.09.24

Matters raised by Councillors.

None

17.09.24

Road Closures

All are placed on the website.

18.09.24

Items for next agenda:

- Cloud storage
- Noticeboards
- Financial Regulations
- Meeting dates 2025

19.09.24

2024 Meetings: Monday October 14th. Monday December 2nd. In the Old School Room, Stone Allerton. BS26 2NL.

Meeting closed 8.31pm

Chair signature and date