



# NORTH VALE PARISH COUNCIL

Draft Minutes of the Parish Council meeting held at Holton Village Hall  
on Monday 20 February 2023

**Present:** David Young (Chair), David Badham-Thornhill, Graham Boaler, Jenny Chambers, Janet Down, Simon Ford, Gillian Freeman, Douglas Hodges.  
Barry Druce (Clerk)  
5 members of the general public attended.

**Apologies:** were received from Steve Prior and Nicola Clarke (County Councillor)

**Electors Question Time /Comments:** No questions or comments were raised.

**County / District Councillors Reports:** The County Councillors' written report (previously circulated), was taken as read and noted.

**23.11 Declaration of Interest/Dispensations:** Jenny Chambers declared an interest in PA 22/03588/COU - Higher Clapton Farm Higher Clapton Lane Maperton Wincanton

**23.12 Minutes of Last Meeting:** The minutes of the Parish Council Meeting on Monday 16<sup>th</sup> January 2023, as PROPOSED by Graham Boaler and SECONDED by Simon Ford, were approved and signed.

**23.13 Matters Arising:** (a) The Clerk referred to Minute 23.03 (b) and reported that he had received information from SPARK Somerset on possible providers of grants that may provide funds to purchase a second SiD, and that he had followed up with one of the Companies only to be turned down., Further applications would be made to other potential providers, such as the Police Authorities, when evidence had been collated, and would report back on developments at future meetings.

**23.14 Planning Applications:** The following Planning Applications were reported:-

23.14.1 22/02965/HOU **Erection of a single storey oak framed extension to the rear of the dwelling, - Fives Court Cheriton Hill North Cheriton Templecombe** – Simon Ford reported that he had visited the property and spoken with the owners on the intended changes. He stated that he could foresee no problem with what was being proposed, that there had been no objections yet been raised against the application, and the locals seemed to be happy with what was being proposed. He recommended that the application should be accepted and it was DECIDED unanimously that the Parish Council should submit **NO OBJECTIONS** to this application.

23.14.2 - 22/03588/COU **Change of Use of an agricultural building to Commercial use (Use Class B2) - Higher Clapton Farm Higher Clapton Lane Maperton Wincanton** – Graham Boaler distributed copies of a map of the site to show the proximity of the development and explained the layout of the area. He stated that there are 6 private residences in the area affected, 2 of which are owned by the applicant, the other 4 being occupied by other private owners. Graham explained that the road passes the houses and through the farm to a grain store at the top of the lane, where the proposed changes are intended to take place. He stated that it was intended to lease off part of the grain store to a metal fabrication company, and referred to two submissions that had already been submitted by residents and the CPRE which all strongly objected to the proposal. He explained that the highway which approached the development was considered as inadequate, and that it was already officially sign-posted as being 'Unsuitable for HGV'. A further area of concern was the problem with noise pollution which would result due to the nature of that company's operations, and the size of raw materials that are involved in the process. Graham stated that the access to the site was totally inadequate for that size and type of delivery vehicle. He continued, that there is a well used public footpath at the top of the lane above the grain store, and such a development at that location would seriously discourage and handicap the beneficial use of the footpath by regular walkers. Graham declared his view that the Parish Council should object to the application. Fletcher Robinson, representing the CPRE, was invited to address the meeting. He announced his strong objection to this planning application, describing the processes involved with metal fabrication and the noise involved, and stated his view that this would be a totally inappropriate use of premises at the proposed location. He went on to explain that the regulations require that any change of use should have adequate regard to the public and local residents, and expressed his agreement that the highways which provided access to the site are totally inadequate for the HGV's that would be



# NORTH VALE PARISH COUNCIL

Draft Minutes of the Parish Council meeting held at Holton Village Hall  
on Monday 20 February 2023

---

required to service the site. Mr Chambers (Maperton resident) was invited to address the meeting. He stated that comparison in all areas of requirements on change of use, fail in every respect. He continued that he had already lodged an objection with the Planning Authority as his house is in immediate proximity to the farm's access highway, and outlined his objections as contained in his submission.

General discussion then followed with David Badham-Thornhill expressing his view that the proposals looked completely unsuitable. Douglas Hodges referred to a similar application that had been made by the same Company on a previous occasion in an adjoining village which had been refused, and that the Company had moved to Wincanton where they currently operate. He agreed that the proposed site in Maperton was completely inappropriate. Graham Boaler expressed his surprise and disappointment that the Planning Authority had not already given advice to the applicant on the inappropriateness of the intended site. The Chair stated that all things being considered he felt that the Parish Council should submit an objection to the application and on being put to the vote it was unanimously **DECIDED to register an OBJECTION** against the application, with the following comments:

- North Vale Parish Council fully endorses the Reports of Atlas Planning Group and the Council for the Preservation of Rural England.
- The approach highway, Clapton Lane, is totally inadequate for the HGV traffic movements which would be necessary for the metal fabrication business. This fact is evidenced by the permanent Highways Department sign "Unsuitable for Heavy Goods Vehicles" on the lane.
- North Vale Parish Council cannot accept that leasing off part of a building to an industrial metal fabrication operation could be construed as agricultural diversification. Marshalls would run completely separately under its own management, without any input from the management of Higher Clapton Farm. The vast majority of Marshall's customer base has no connection with agriculture.
- Metal fabrication is a notoriously noisy process. The noise pollution of neighbouring residential properties would be unacceptable.
- The amenity of neighbouring residents, and the recreational amenity of the walkers who use the public rights of way which pass through the farmyard, would be severely prejudiced.

23.14.3 - **23/00158/HOU** Proposed two-storey extension to Thistledown, Holton. - **Thistledown Holton Street Holton Wincanton** - David Badham-Thornhill reported that he had visited the property and spoken with the owner and neighbours. He stated that the property was a semi-detached house and the applicant wished to enlarge the property by erecting an extension and create an L-shaped footprint. He reported that a lot of the residents who live in that same area had expressed no objection to the proposal, but that two residents had raised concerns over the problems that may be created due to the narrowness of the road and the danger of a blind corner and the existing difficult visibility. A resident addressed the meeting and stated that she was objecting on the grounds that the extension made the property too large for the area and because of its proximity to the roadway and the dangerous corner. It was confirmed that the property is in a conservation area, and that the present drive accessing the property had not been used because of the owners reluctance to use it due of its closeness to the road and corner. Davis stated that the house used to be bigger but part of it had been pulled down some years ago, and now the planning application was simply intending to replace that part, and that this would have no effect on the current access. George Wilson (property owner) addressed the meeting and stated that it was intended to include the widest splays as possible to the drive where it met the roadway to create the best possible visibility to and from the property, and that he has applied for permission to remove some trees and bushes from the border to facilitate that intention. He continued that he had discussed all the details with everyone in the area and had found that most locals are happy with what he is planning to do. After further brief discussion, it was **DECIDED** unanimously that the Parish Council submit their **ACCEPTANCE** of the proposals with the proviso that any permission includes the requirement that adequate splays are created to improve access visibility.



# NORTH VALE PARISH COUNCIL

Draft Minutes of the Parish Council meeting held at Holton Village Hall  
on Monday 20 February 2023

---

**23.15: Planning Decisions** – The following Planning Decisions were reported and noted:-

23.15.1 **22/03267/S73A** - S73A application to vary Condition 02 (approved plans) to convert garage into an office & additional windows of planning consent 20/00157/FUL; The erection of 1 No. new dwelling to replace existing agricultural barn - **Maperton Stud, Maperton, – PERMISSION GRANTED**

23.15.2 - **22/03571/PAMB** - Prior Approval Notification for the change of use of agricultural building to a dwelling-house - **Barn At Bella's Ground Part Land OS 4400 Grove Lane North Cheriton Templecombe Somerset - APPLICATION REFUSED**

**23.16: Planning Other** – CPRE Objection to PA 22/03588/COU- Change of Use of barn to Commercial B2 use, Higher Clapton farm, Maperton.

**23.17: Correspondence:** All correspondence of interest received by email had previously been distributed and taken as read.

23.17.1 The Clerk referred to the application that had been received from the St John's Ambulance service which requested that the Parish Council give a small grant to help fund the provision of a new Community Support Unit vehicle. After a brief discussion it DECIDED that due to the current financial climate and restriction on funds, that the Parish Council have no alternative but to turn down their request.

23.17.2 The Clerk referred to a letter that had been received from Wincanton Garden Services which requested that they be considered for inclusion in future tendering process for maintenance works. It was unanimously DECIDED to agree and add this Company to the tender list.

## **23.18: Financial Matters**

**23.18.1 Review balances as at 31<sup>st</sup> January 2023** – The schedule was reviewed. The balance as at 31<sup>st</sup> January 2023 stands at £11,357.08

**23.18.2 Authorise Cheques** – The following items were authorised for payment:-

- (a) Barry Druce -Clerk's salary and expenses for January 2023 - £285.45
- (b) Wayne Pamphilon – Jazz Gardens – Inv 24 2023 - £69.00
- (c) Holton Village Hall – Rent contribution - £60.00

**23.08.3 - Lloyds Bank Business Online Service:** The Clerk reported that this was proceeding and the application for change of address for the Parish Council was signed for forwarding to the bank. This was noted.

**23.19: Speed Indicator Device latest update** – Simon Ford stated that there was presently a problem with the device and that he had it in his garage to be looked at by the Company's representative who was due to visit imminently, at which time he was going to sort out other problems being experienced with data capture.

## **23.20: Matters of report and items for next meeting.**

**23.20.1** The Chair reported that all was in hand with the bin being provided by Mr Higgins, and that the signage had gone off to the fabricators.

**23.20.2** Simon Ford stated that he was leaving North Cheriton in March but it had been established that he was able to remain in post as a Parish Councillor.

**23.20.3** Gillian Freeman raised the problem with the disrepair of a stile on the western end of footpath WN20/5, and that it had been reported to ROAM Somerset.

**23.20.4** The next meeting will held on **Monday 20<sup>th</sup> March 2023** at 7:30pm in Holton Village Hall.

**The Meeting close at 9.55 pm**