

Pawlett Parish Council

Clerk to the Parish Miss Sam Warren
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MINUTES OF PARISH COUNCIL MEETING held Monday 3rd June 2024 at 7.00pm at Pawlett Village Hall.

Present: Chairman W Barnard, Vice Chairman A Warner, Cllr M Sims, Cllr M Turford, Cllr T Malpass, Cllr M Smith & Cllr J Kingman. S Warren Clerk and Village Hall Committee Chairman R Winter. And 3 members of the public.

Meeting started at 7pm

During public speaking time fly tipping on the A38 was discussed. There was disappointment aired with The PC for not having informed the whole village about the Bristol Road planning application for a CoOp being discussed again this evening. The PC will endeavour to be more informative.

Reports from County & District Councillors – Printed report circulated

23.1 To receive and agree any apologies for non-attendance- NONE

23.2 To receive any declarations of interest- WB & JK 23.11

23.3 To receive and approve the minutes of the meeting of the Parish Council from 7th May 2024. Approved

23.4 Matters arising from the minutes and anything for the clerk to report from last meeting.

Clerk noticed that Somerset web services had been overcharging the PPC for the last 3 years by £99 per year, therefore we have a £198 credit off this year's bill. The proposed date for the Village fete & pig roast is Monday 26th August. Anona's plaque is being re made; the stake can be re-used so hopefully we will get a reduction for that.

23.5 Planning Applications to consider –

a) [41/23/00010](#) Land At, Bristol Road, Pawlett, Bridgwater, Somerset, TA6

Proposal: Erection of new convenience store and 6no. smaller commercial units, with associated access, parking and landscaping.

Parish Council reinforced it's objection:

LAND AT BRISTOL ROAD, PAWLETT. REF 41/23/00010 OBJECTION BY THE PAWLETT PARISH COUNCIL. 4th JUNE 2024 LOCATION This scheme is outside the village, on the wrong side of a main trunk road, it is not needed. VISUAL IMPACT Its location is such that it would block views from the Village Green across to the Mendip Hills AoNB. CONTRARY TO LOCAL PLAN POLICY The Parish Council restates that the comments made in respect of the above application from Planning Policy North, and have considerable concerns in respect of references to policies S2, D15 and D35. Strategic policies refer to the fact that local plans should seek to meet objectively assessed development needs. We do not consider that the officers comments demonstrate that he has assessed the scheme objectively. Tier 3 villages should have "basic" levels of provision. A Co-op store of 312sq m is not basic, it will be catering for passing customers. Policy D35 seeks suitable provision within settlements and in suitable locations. As stated before the site is outside the settlement boundary, on the wrong side of the A38 trunk road and is a potentially dangerous location, despite the proposed traffic signals. The proposal cannot be seen as compliant with policy D15. The scheme is for 1,200 sq m gross external floorspace. The policy states that schemes of more than 1,000 sq m gross (external) should be focussed on Bridgwater, Burnham on Sea and Highbridge on brownfield sites. This site is green field and in the countryside. The officers comment states that the units taken individually are not large and therefore can be considered as consistent with the policy. This is a completely unsafe and erroneous interpretation of the policy. The policy is clearly looking at proposed schemes not individual units, one cannot dissect a scheme, one has to assess the application proposal as submitted. The policy does allow for exceptions on greenfield sites, but only where they are identified in the Employment Land Review, where they are of national or regional significance. This site is not identified in the ELR, nor is the scheme of national or regional importance. The proposal is expected to provide between 80-100 jobs. D15 supports schemes which meet local demand. We have seen no assessment of demand, or evidence for such an amount of floor space. Having held a public meeting to discuss the proposal, it is considered that there is little if any local support, that the scheme is in the wrong place, and it is anyway too large and does not comply with an objective assessment of relevant policies. The Parish Council would ask that the application be refused.

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Signed by Chairman _____

Dated ____/____/2024

b) [41/24/00009](#) Cert. of Lawfulness for Existing Use

Location: 7 Quantock Rise, Pawlett, Bridgwater, Somerset, TA6 4SD

Proposal: Certificate of Lawfulness for the existing use as a House of Multiple Occupation (HMO) for up to 6 people.

Parish Council made the following comment:

The Parish council is concerned about the number of vehicles related to the property with lack of parking facilities within the boundary of the property. And the over intensive use of the property.

23.5.1 Planning Application outcomes –

41/24/00006 32 Quantock Rise installation of rear Dormer – APPROVED

41/24/00008 4 Manor Park, crown reduction on Sycamore Tree with TPO - APPROVED

23.5.2 Planning breaches to report - NONE

23.6 Speeding in the village – Clerk has submitted the application for funding to the Road Safety Partnership, we should hear by the end of July.

23.7 Sycamore tree email – Neighbour has asked PPC to help with cost. The Parish Council discussed this at great length and feel they cannot offer assistance as it would set a precedent.

23.8 LCN Meetings – Next meeting to be held on Wednesday 24th July 6.30pm at Pawlett Pavilion, Clerk will be attending. Clerk attended the Highways working group on Friday 24th May, it was mainly to set the terms of reference for future meetings. Highways will be attending the working group meetings 4 times a year, the group will meet 6 times a year and will report back to LCN at their meetings. The clerk has had a discussion with Somerset about the possibility of moving LCN, apparently Woolavington and Puriton have the same thought, so there could be a discussion of a brand new LCN which could also include Cossington.

23.9 Payments to approve. Approved.

Clerk Salary due 5/05/24	£626.23
HMRC PAYE	£21.60
Green energy April	£16.42
Ashcroft Church path May	£15.00
Clear Council Insurance	£681.20
Village Hall hire to 2 nd September	£121.50
Somerset Council Grass cutting April	£334.50
Somerset Web services annual fee	£310.80

23.10 Community Land Access – Chubb Bullied has confirmed we have been appointed a replacement solicitor and he will ask them to chase Somerset Council for a response to the proposed lease. Clerk had an email from them prior to the meeting and is going to review the TP1 again and confirm we are happy to proceed. She will also pay the £131 search fees as previously agreed.

23.11 EDF Saltmarsh Proposal – Any updates to report. Cllr Warner reported that ecology surveys had been carried out and Great Crested Newts were found within the proposed area.

23.12 Roads, Footpaths, River – Some hedges in the village are growing over the footpaths making them inaccessible for wheelchairs and pushchairs. Suggestions on how to resolve this please. All agreed for the Clerk to make a flyer asking the resident to trim their overhanging vegetation rather than going straight to Highways for enforcement. The Bollard has been replaced again on the junction of Chapel/Pound and Manor Road. A 4" water main had burst at the top of The Dreign and was repaired over the Bank Holiday weekend. The bank is currently being filled in and grass seed will be applied.

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23.13 Playground equipment and Fence at The Pavilion – *New grant request has been submitted to Valencia Credits and a site visit took place on Wednesday 29th May. Quotes are being obtained for the fence between the play area and the carpark to be replaced as it is rotten.*

23.14 Village Hall Committee. – Clerk has submitted a grant application for assistance towards the village fete with free pig roast. The grant is for the Village Hall for the sum of £2500. £2000 of which is for the fete and the rest will go towards movie nights and a warm welcome this winter. I stated in the application that PPC may contribute up to £500 if required. Clerk has also set up a new email for the Village Hall, pawlettvh@gmail.com, and created a business google page and facebook page so the Village Hall can promote its services to wider audience.

23.15 Large bench on the village in need of repair. Clerk has requested a quote from a carpenter. *Clerk is also going to request a quotation from Colin Freeman.*

23.16 Dog compound at Pawlett Pavilion. *The Pavilion would like to provide a compound of some description for visitors who bring their dogs with them when attending football matches. Councillors will attempt to come up with suggestions.*

23.17 Flooding issues to resolve before next winter – *Clerk is going to seek advice from The Somerset Rivers Authority regarding the blocked culvert in Vicarage Lane.*

Adj 7.45 Resume 7.48

23.18 Repurposing the Phone box – *Clerk is still attempting to get through to BT regarding this.*

23.19 Other matters to report regarding the Parish. *Cllr Kingman queried the odd garden and fencing along the A38. Chairman Barnard explained that the land is Noman's land, and the householders are claiming it.*

23.20 Next meeting Monday 1st July at 7pm.

Meeting concluded 7.55pm