

COFFINSWELL PARISH COUNCIL MEETING - MINUTES
TUESDAY 8th DECEMBER 2020 – HELD VIA ZOOM

Present: Cllr A Parkes (Chair), Cllr A Brent (Vice-Chair), Cllr S Avery, Cllr V Flower, Cllr N Orchard (from item 4)

Also present: Mrs Juliette Thompson (Clerk)

No	Subject	Comments
1	The Chair will open the meeting and receive apologies.	The Chair opened the meeting at 7:18pm. Apologies were received from Cllr M Haines (TDC) and Cllr A Dewhurst (DCC)
2	To declare any interests arising at this meeting.	Cllr A Parkes regarding 20/02141/FUL as he has utilised the facilities of the applicant in the past.
3	Approval to consider, amend as agreed by the Council and approve the minutes of the following meeting: Thursday 19 th November 2020	After changes to: Item 7 – Change Cllr S Brent to Cllr A Brent Item 15 – Change path to unmetalled road It was proposed by Cllr A Parkes, seconded by Cllr S Avery, and agreed by all to accept the minutes of the meeting of Thursday 19 th November 2020 as a true and accurate record.
4	Co-option of a new Councillor	Mr N Orchard introduced himself and explained why he wanted to become a parish councillor. It was proposed by Cllr V Flower, seconded by Cllr S Avery, and agreed by all to co-opt Mr N Orchard onto Coffinswell Parish Council. The Chair welcomed Cllr N Orchard to the meeting. The relevant paperwork had been signed prior to the meeting ready for Cllr N Orchard to participate fully as a Cllr.
5	To note any correspondence received	None
	<i>The Council will adjourn for the following items:</i>	
6	<u>Planning and Enforcement Public Question Time:</u> A period of 5 minutes will be allowed for members of the public to ask questions or make comment regarding planning applications and/or enforcement issues that affect Coffinswell Parish Council.	None
	<i>The Council will convene to conduct the following business:</i>	
7	To discuss the following planning applications: 20/02211/LBC – Court Barton, Coffinswell Alterations to eastern range (kitchen) to include structural work to beams, replacement of kitchen fittings and removal of staircase 20/02141/FUL – Land at Watercress Meadow Agricultural storage building and raising of ground level.	The Parish Council has no objections to this application and will be guided by the Conservation Officer. Because of the interest declared, The Chair took no part in the discussion and subsequent recommendations of this application. The Parish Council object to this application on the following grounds: <ul style="list-style-type: none"> • There are concerns around the need for further flood prevention work given that work has already been carried out under an environment agency exemption licence. • The flooding on the road is a DCC Highways issue, not the responsibility of the landowner. The current flooding is due to the road sinking. Highways are aware and are investigating – case W201373640 • Whilst the current water is from springs (in and around the land), it is not deemed a flood risk area by the Environment Agency.

		<ul style="list-style-type: none"> We do not understand how raising the land will not cause additional flooding issues on neighbouring land. We question the need for the scheme as previous exemption removed/reduced space for the watercress beds, and there are existing buildings in the complex that can be made suitable for storage. Equipment for watercress must have been present prior to the dissolution of Westcountry Watercress LTD in 2011 and must have been stored undercover previously to prevent machinery being damaged by the elements. Building another barn could be perceived as overdevelopment. There are concerns about the backfill behind the bank: has the bank that has already been created been engineered in such a way as to support a backfill of soil behind it - given the number of springs in that area. A particular concern would be a potential collapse onto the highway. The map submitted is old (2009) - a new up to date map should be submitted, which would show that there is a significant barn/structure on a neighbouring field that is not shown on the submitted map, which can lead to overdevelopment.
8	Enforcement Issues:	<p>The Clerk to inform TDC of the following enforcement issues:</p> <p>A bungalow on Milber Lane, has had a new entrance constructed together with what seems to be a double garage. There are also two or three large shipping containers on the site.</p> <p>Vehicles are being stored on agricultural land at the top of Downaway Lane, making the site a real mess. The Environment Agency visited the site earlier this year and left warning notices saying that they are monitoring the site. There also appears to be a residential type building on site, although this is shown on planning maps.</p> <p>The PC to keep eye on land being cleared at Ridge Road.</p> <p>A row of stables/buildings has appeared in a field at the top of Footland Lane.</p> <p>Also, on Footland Lane, there is an area of agricultural land, with a large barn together with a lot of rubbish and private vehicle storage.</p> <p>Finally, Cllrs noted a base for building has appeared with what appears to be water and possibly electric supply in Sally Spoke's field. In the same field, stock fence posts had been installed around the perimeter.</p> <p>Cllr N Orchard commented on the stream cil erosion on Footpath 1. It was decided to ask for the historic archived documents to establish responsibility for the maintenance of the area.</p>
	<i>The Council will adjourn for the following item:</i>	
9	Public Question Time: 10 minutes.	None
	<i>The Council will convene to conduct the following business:</i>	
10	To note the date of the next meeting:	Tuesday 19 th January 2021 The meeting was closed at 8:40pm