

COFFINSWELL PARISH COUNCIL - MINUTES
THURSDAY 18 OCTOBER 2018 – ST BARTHOLOMEW’S CHURCH, COFFINSWELL

Present: Cllrs Wills (Chairman) Berry and Harrington

Also present: Rachel Avery (Clerk)
 Ashley Brent and Alex Parkes (prospective councillors for co-option)
 7 members of the public

No	Subject	Comments
1	The Chairman will open the Meeting and receive apologies.	Cllr Wills opened the meeting at 18.59. There were no apologies.
2	To declare any interests arising at this meeting.	There were no interests declared.
3	To co-opt two new councillors.	It was PROPOSED by Cllr Wills that Ashley Brent and Alex Parkes be co-opted to the Parish Council. This was SECONDED by Cllr Harrington and APPROVED. Cllrs Brent and Parkes were DULY ELECTED as new councillors and signed their declarations of office. Both new councillors introduced themselves to those present.
	<i>The Council will adjourn for the following items:</i>	
4	<u>Public Question Time:</u> A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Council or other items that affect Coffinswell. <u>County and District Councillors' Reports</u> <u>Police Report</u>	Concerns were raised regarding the campsite at Dacombe. It was NOTED that there is a possibility that an application for an extension may be received between now and summer 2019. The owners have stated that out of courtesy, they would inform any people who had complained this year but residents intend to be vigilant. TDC had attended a site visit with Environmental Health; they are empathic but state that it is difficult to help even though the owners have breached their licence conditions. The planning department, licensing department and Environmental Health do not work alongside each other. It was NOTED that the planning and licence approvals contradict each other. Due to the lack of a site manager, there have sometimes been 200 people on the site. Open fires are regular and there is no regulation. It is unknown who should be prosecuted in terms of noise and anti-social behaviour – the licensee or the offending person. It was also NOTED that there is illegal burning of trade waste on occasion. The Parish Council would add this issue to the November agenda and invite TDC representatives to attend. It was NOTED that a recent motor cross rally had caused 6-8 inch wheel indentations to the surface Kingskerswell Lane and Church Lane. It was NOTED that the clerk would contact the organiser. County and District councillors were not in attendance. There was no police report.
	<i>The Council will convene to conduct the following business:</i>	
5	Approval to consider, amend as agreed by the Council and approve the minutes of the following minutes: 19 July 2018 20 September 2018	It was RESOLVED to APPROVE the minutes. It was RESOLVED to APPROVE the minutes.
6	To consider the following planning applications: 18/01844/FUL Replacement dwelling (The Bungalow, Dacombe)	<i>Standing orders were suspended.</i> Those in attendance expressed the following concerns: <ul style="list-style-type: none"> • Access – the same entrance is being proposed, but the development will cause significant increased use. A splayed access was suggested, as cars are parked directly opposite on a regular basis

	<p>18/01920/FUL Loft conversion of main roof including rear hipped roof with slate surfaces to roof, walls and eaves (Adam Cottage, Coffinswell)</p> <p>18/10921/FUL Removal of an existing front soil and vent pipe and replacing it on the side elevation (Adam Cottage, Coffinswell)</p>	<ul style="list-style-type: none"> • Increased use of lanes for the development and residents expressed concern about the work that had taken place at Connybears Lane • The surfaces and materials in such a prominent position could be amended to mitigate the development since Dacombe is an area of great landscape value • Size and use of additional outbuildings. <p><i>Standing orders were reinstated.</i></p> <p>Cllr Wills PROPOSED REFUSAL. This was SECONDED by Cllr Berry and APPROVED (5:0) based on the comments made at this meeting and those that had been submitted to TDC and were available online. Reasons for refusal were as follows:</p> <ul style="list-style-type: none"> • Dacombe sits within TDC's Area of Great Landscape Value and this development is sited in a prominent position. The use of the materials is unsympathetic to its surroundings and the height of the building will only elevate its position, making the building itself more prominent • The copse behind the building should be protected to ensure the significant landscape of the area is not lost due to development • The building seems out of the character in relation to the size of the site and its increase in surface area is deemed unnecessary • Additional garden rooms and large garage may be used for additional living space or even separately from the main house in the future, leading to overdevelopment of the site • The visibility splay of the current access is unlikely to be suitable for the increased use and there appears to have been no highway consultation • Existing roads are not suitable for large deliveries and the building itself is pre-fabricated • Concerns were also NOTED regarding the lack of waste treatment information within the application. <p>Cllr Parkes PROPOSED NO OBJECTION. This was SECONDED by Cllr Brent and APPROVED (5:0).</p> <p>Cllr PROPOSED NO OBJECTION. This was SECONDED by Cllr and APPROVED (5:0).</p>
7	Enforcement Issues.	<p>Concerns were raised regarding current use of land at the The Bothy, including the additional space on the other side of the road for a builders' yard and the delivery of a prefabricated building. It was NOTED that the clerk had advised TDC of these concerns.</p> <p>It was NOTED that the field had been ploughed and the line of footpath 2 was no longer visible, but the diversion had been left clear. It was NOTED that Cllr Harrington would investigate this and report back to the clerk.</p>
8	To note the date of the next meeting: Thursday 15 November 2018.	This was NOTED. The meeting was closed at 20.21.