

CHARLTON HORETHORNE PARISH COUNCIL

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MINUTES

Charlton Horethorne Parish Council meeting at the Village Hall, Charlton Horethorne on Monday 3 March 2025 from 7.30pm

The meeting commenced at 7.30 pm after there has been an opportunity for members of the Parish to speak. A resident commented that the ditch on Green Lane has been cleared. The session closed at 7.32pm.

Cllr Archer opened the PC meeting and stated that on this occasion planning matters would dominate the meeting. He explained that he would close the PC session for each planning application to allow members of the public to speak for 3 minutes before closing each open session before Cllrs would proceed to consider each application separately and vote.

1. **Present.** Cllr Archer: Cllr Lynch, Cllr McHugh, Cllr Pipe, Cllr Thornham
2. **In the presence of:** The Clerk, Cllr Clark and 33 residents.
3. **Apologies for Absence.** To **RECEIVE AND APPROVE** apologies for absence including reasons given (Local Government Act 1972 s85 (1) **Cllr Hayward Burt**
4. **Declarations of Interest.** (Members are reminded of their obligation to declare any Pecuniary or Other interests they may have under the Localism Act 2011 and the Council's Code of Conduct). **Cllr Archer and Cllr Lynch declared interests in the Harvest Lane development (23/02275/Hybrid. Cllr Archer also declared an interest in Planning application 25/00085/FUL Kings Arms Hotel.**
5. To **APPROVE** as a correct record the minutes of the previous meeting held on **Monday 20 January 2025.** (Local Government Act 1972 Sch 12). **Cllr Archer proposed the minutes. This was seconded by Cllr McHugh and unanimously carried. The Chair signed and dated the minutes.**
6. To **NOTE** the actions from the previous meeting and discuss any matters arising actions arising from the previous meeting:

Minute item	Action	Responsibility
21.10.24 10c 9.12.24	To AGREE to progress access to the land near Charwell field for the public and consider the feasibility of grant applications for any work required vs community benefit. Grant applications are possible from Health Grant funds from the Unitary Authority. Cllr Archer has previously written twice to the Council to seek verification of land transfer but not received a reply. He stated that he will pursue this. Cllr Archer reported that he had now received correspondence relating to this matter and is now establishing how the public will be able to access the land.	Cllr Archer ONGOING

7. Reports

- a) To **RECEIVE** a police report. **Cllr Archer. None received**
- b) To **RECEIVE** Unitary Councillor reports for February and March 2025. **Cllr Nicola Clark. Cllr Clark indicated that Somerset Council will make decisions relating to the budget on Wednesday the 12 March. Cllr Hayward Burt. Cllr Burts report was received.**

8. Planning

- a) To **RECEIVE** an update on when **Harvest Lane planning application** will be reviewed by the Planning Committee 23/02275/Hybrid (Hybrid mixed-use planning application on land comprising:
- 1) FULL APPLICATION for 28 dwellings, 665m2 of commercial use Class E(g), public open space, allotments, drainage, landscape and ancillary works
 - 2) OUTLINE APPLICATION with all matters reserved bar access for an additional 3 self/custom-build dwellings)
- Cllr McHugh, Cllrs McHugh explained that the application will be heard in either April or May.**

b) To NOTE new planning applications for consideration:

Application number	Proposal	Applicant details
24/02967/FUL Deadline originally 4 February 2025 opportunity to comment extended to 5th March 25 Public notices had not been displayed in January	Location: Barn At Golden Valley Farm Green Lane Charlton Horethorne Sherborne Dorset Proposal: Conversion and extension of an agricultural barn to form one residential unit, and ancillary works	Applicant: Hopkins Estates Ltd
Cllrs acknowledged that the application was broadly in alignment with the Parish Design Objectives, specifically highlighting: · 1. The proposal represents a high design quality, combining modern elements whilst retaining the local and historic character and reinvigorating a barn that has fallen into disrepair. · 4. / 13. Whilst the renovation in itself will preserve the character of the barn, the negative aspects of this proposal with respect to the footpath were highlighted. · 5. Although extending the footprint of the existing building, by not exceeding the current height the topography means that most of the building will remain unseen from most angles. · 6. As above. · 10. The proposals retain the height and pitch of the current roof. Cllrs questioned the lack of attention paid by both the applicant and the Planning Team (to date) to the footpath (WN 7/13) that cuts across the proposed site, and access unnecessarily left combined with vehicle access (both at the point of entry and across the proposed parking area). Cllrs stated safety and privacy perspectives were inadequate, when the space exists within the plot, through minor modification, to separate the footpath and the proposed vehicle access and create a suitable hedgerow screen for privacy. Cllrs noted the footpath locality to a nearby application (WN 7/16 as part of 24/02972/FUL) which runs adjacent to the site, and expect the standards required in that instance to be applied as a bare minimum. Cllrs noted the wildlife activity in the Ecological Survey, (A pair of Barn Owls occupying the roof space) and stated that consideration must also be given to the level of any outdoor lighting (and setting appropriate constraints), consistent (despite not being central to the village) with the Community Plan policy TRS. Cllr McHugh proposed to support the application, seconded by Cllr Archer and was unanimously carried.		
Application Type: Full Application Application Number: 24/02972/FUL Deadline originally 3 February 2025 The request to extend until the 5 March 25 accepted by the Case Officer. Public notices had not been displayed in January	Location: Golden Valley Farm Water Lane Charlton Horethorne Sherborne Dorset DT9 4NX Proposal: Conversion of 3 agricultural barns into 3 dwellings, demolition of a 4 th agricultural barn to allow for the erection of a 4th dwelling with existing access from	Applicant: Hopkins Estates Ltd

	Water Lane and creation of a new access from Daw's Lane and ancillary works	
Cllrs collectively indicated that application is broadly in alignment with the PC Design Objectives. In particular Cllrs noted that the 1. The proposals represent a high design quality, combining modern elements whilst retaining the local and historic character. 4. / 13. The renovation of these historic (but not listed) farm buildings will both preserve and enhance the character of this area of the village. 6. The development effectively uses a 'brownfield' site. 7. The scale is commensurate with the footprint of the current farmyards. Given the relatively large scale of works involved and the single-lane access in this part of the village, Cllrs stated that they wanted to see a traffic management plan prior to a Council decision, in order to ensure that due consideration would be given to access for the neighbouring properties. We note that the use of the yards by barn owls has been recognised in the Ecological report; there is strong feeling in the Parish that this should be given significant weight in any conditions that may be applied Cllrs noted that recent weather conditions have demonstrated that this area of the village, and specifically adjacent lanes providing access to it, is very prone to flooding (Daw's Lane and Maperton Road have both been flooded to the extent that use is prevented, routinely for prolonged periods over the last two years). Given the ownership of the adjacent fields is under the applicant, Cllrs stated that this was an opportunity to investigate any improvements that might be made to mitigate this situation to the benefit of future occupiers and the village. Cllr Archer proposed to support the application. This was seconded by Cllr McHugh and unanimously carried.		
Application Type: Full Application Application Number: 25/00085/FUL	Location: Kings Arms Hotel North Road Charlton Horethorne Sherborne Dorset DT9 4NL Proposal: Conversion of Rear 2 Storey previous extension to No. 2 Two-Bedroom Flats and Change of Use of two-Bedroom Barn Conversion from Ancillary use to an independent dwelling. To construct a Detached New Build 2 Storey Dwelling to the rear of the site. Demolish outbuilding and erect car port	Applicant: Mr and Mrs T & S Lethbridge
Cllr Archer left the chamber and handed the Chair to Cllr Lynch at 8.41pm. Cllrs expressed their sympathy for the owners of the pub and its long-term viability and recognised the importance of making changes to avoid losing this community asset. Concern was expressed about the impact the development could have for the residents at Bramble Cottage. Cllrs summarised two major areas of concern relating to the application:- 1.The safety of pedestrians, cyclists and vehicles. The PC believe the entrance to the proposed development - on a busy and complicated junction and next to the village shop - is too narrow and the sight lines are poor. The sight lines are particularly constrained if a car or delivery van is parked outside the shop. As far as the PC is aware, the site entrance has not been used for vehicle access for many years. 2.The South Somerset Local Plan seeks to protect local assets whose loss would have significant impact on the local community. This includes public houses. Cllrs proposed the magnitude of the changes would impact upon the long-term viability of this community asset. The removal of key elements of		

the business including the garden from a country pub must have a significant negative impact on its earnings and therefore its long-term viability.

**Cllr Thornham proposed that the Parish Council oppose the application, this was seconded by Cllr McHugh, this motion was carried by a majority. (3 in favour, 1 abstained).
Cllr Archer returned to the chamber at 8.51pm.**

Application Number: 25/00333/COL for the Certificate of Lawful Use or Development This is a notification only and in line with the Council's Constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to officers. This notification is provided as a matter of courtesy. The application is being dealt with by Sophie Murray	Location: Fieldfare Hull Lane Charlton Horethorne Sherborne Dorset DT9 4NZ Proposal: Certificate of Lawfulness for the proposed erection of two single storey extensions to rear of dwelling	Applicant: Mr and Mrs Tim Willett
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Cllr acknowledged the application and role Officers have within their delegated authority.

Application Number: 25/00357/PAMB Application Type: Prior Approval from Agri to dwellings This is a notification only and in line with the Council's Constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to officers. This notification is therefore being provided as a matter of courtesy for your information. The application is being dealt with by Greg Lester (Planning Officer)	Location: Buscat Farm Sigwells Sherborne Dorset DT9 4LN Proposal: Prior Approval Notification for the change of use of 3 agricultural buildings into 5 dwellings	Applicant: Mr M Wilford
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Cllr acknowledged the application and role Officers have within their delegated authority.

Application Number: 25/00124/HOU 24/01100/HOU.	Location: Sigwells House Sigwells Sherborne Dorset DT9 4LN Proposal: Erection of a replacement outbuilding to provide ancillary accommodation of the same footprint and reduced overall height as the extended and altered outbuilding granted by Planning Permission	Applicant: T & A Browne
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The PC is not asked for an opinion at the moment.

- c) **To NOTE recent Unitary Authority Planning Decisions: Cllrs noted applications waiting for decision.**

Application number	Proposal	Applicant details	Decision
24/01564/FUL 24/02846/S73	Location: Slait Cottages Sigwells Sherbourne	Applicant: Mr And	Awaiting decision

Deadline extended until 21 January 25.	Proposal: Demolish agricultural buildings and the erection of detached two storey dwelling	Mrs Bazzard	Portal 21/2/25
23/02502/FUL	Land At Ciderhouse, Farm Sigwells Sherborne Dorset DT9 4LN Proposed change of use and conversion of an agricultural building (originally built as an airfield fire station) for use as a single private dwelling, with associated curtilage and the erection of a garage No case officer assigned to application 9/12/24		October 2023 Awaiting decision Portal 21/2/24

d) To **NOTE** any further responses from Highways concerning drains since last meeting **Cllr Archer. Nothing to report. Item now closed.**

e) To **NOTE the content of the Mini-Local Plan consultation Cllr Archer.** Cllr Pipe attended the meeting. Minutes have not yet been released.

9. Finance

- a. To **NOTE** payments made since the last meeting. **The Clerk circulated the cash book detailing payments made since the last meeting.**
- b. To **NOTE** that the financial Cashbook/Bank Reconciliation and Budget position for period January to the February 2025. The Clerk presented the bank balances, circulating copies of the statements. **The Current Account has a balance of £15169.85 and the Business Reserve Accounts holds £3,604.31. This provides a total balance at the bank of £18,774.16.**
- c. To **APPROVE** payments for March 2025 via internet banking and agree signatories to authorise. **Cllr Pipe proposed the approval of the payments. This was seconded by Cllr Thornham and unanimously carried.**

Payment schedule for March 2025

Particulars	To Whom	Amount
Village Hall Hire	Village Hall	£42.00
Salary	A Lee	£151.20
Working at home allowance		£151.20
		26.00
		26.00
Travel February	A Lee	£14.34
Phone	A Lee	£20.00
February/March		
PAYE up to March	HMRC	£37.80
Total		464.34

10 Council Matters

- a) To **NOTE** any further progress with the Village Green Post project (Planting of the 2.5 metre Field Maple; the removal of the old tree stump, the refurbishment of the village green notice board. **Cllr Lynch. Cllr Lynch reported that upon inspection the Notice Board could be restored and would be refurbished in the Spring. Residents were invited to suggest the type of tree they would like to see planted on the Village Green.**
- b) To **NOTE** further information from the LCN committee that took place on the 23 January 2025 **Cllr Archer. Cllr Archer noted that he was unable to attend and the minutes are yet to be received.**

c) To **AGREE** to progress access to the land near Charwell Field on the opposite side of Sigwells for the public. **Cllr Archer. Item covered in matters arising.**

d) To **NOTE** any key Parish Events.

The Clerk reminded Cllrs that an invitation has been received to join the Choral Evening Song at Taunton Minster on 4 May 2025 at 5pm to celebrate Somerset Day.

On the 10th May a VE Dance to commemorate the 80th Anniversary of VE Day will take place at the Village Hall.

e) To **AGREE future annual meetings dates beyond the 3rd of March 2025**

f) **Date of Next meeting** – The next Parish Council meeting will be held on **26 April 7.30pm**. All items for inclusion on the agenda and all items to be listed under issues arising from previous meetings must be received by the Clerk by **12 April 9.00am**

The meeting closed at 9.03pm.

Ann Lee Parish Clerk