

**SOUTH CADBURY & SUTTON MONTIS PARISH
COUNCIL
MINUTES OF THE EXTRAORDINARY GENERAL PARISH
COUNCIL MEETING OF SOUTH CADBURY & SUTTON
MONTIS
PARISH COUNCIL HELD AT SUTTON MONTIS VILLAGE
HALL
Thursday 8th June 2023 at 19:30hrs**

Present - D Soper (Chair) M Toop (Vice Chair) M Semmons J Griffiths P Cook
C Toop (Parish Clerk) M Coombs (SMVH) 3 members of public

PC 2023/52 To receive Apologies for absence and to approve the reasons given

Apologies received from Cllr Tabor

PC 2023/53 Declarations of interest Members to declare any interests they may have in agenda items that accord with the requirements of the Councils Code of Conduct
Cllr Cook declared an interest in agenda item PC 2023/56 – 2

PC 2023/54 To approve and sign as a correct record the minutes of the Full Council Meeting and Annual Parish Council Meeting held on Thursday 18th May 2023

The minutes of the Full Council Meeting and Annual Parish Council were unanimously approved and signed by the Chairperson

PC 2023/55 To discuss and approve Certificate of Exemption from external audit declaration for 2022/2023

Unanimously approved to declare Council exemption from external audit

PC 2023/56 Planning Updates and Applications – to discuss the following applications

1. 23/01088/FUL - Proposal: Demolition of existing cottage (Retrospective); Erection of a replacement detached dwelling and garage and stationing of 2 mobile homes for ancillary use. Location: Orchard Cottage Sutton Montis Road Sutton Montis Yeovil Somerset BA22 7HF

Some public members commented they had not been informed about the proposed application and did not know about the EGM to discuss it. The Clerk explained that the Planning Team of Somerset Council are responsible for *notifying* residents of planning applications received that they may wish to comment on; the Parish Council are *consulted* by the Planning Team and the application is discussed at either a Full Council Meeting (if received before the Agenda is published) or an EGM is convened if a response is required before the next meeting. The Parish Council respond to the Planning Team to Comment, Support or Object to the application for consideration by the Planning Specialist in making

their Decision. Agendas for all meetings are published on both the Parish website and Parish noticeboards 3 clear working days in advance. The Clerk confirmed the Agenda was posted on both Parish noticeboards on Monday 5th June 2023.

The applicants Sydney Francis and Ron Samuel explained they intend to build a house which is a self-build project and will be living on site in both the 2 existing temporary structures to be utilised as mobile homes whilst the work takes place. They confirmed the mobile homes currently have no plumbing or electrics but drainage is already in place and can be connected to the mains sewer.

It was observed that as the site is on a slope, the proposed balcony at the rear overlooks a neighbour's garden. The applicant explained the first floor is on a level with the garden and the view from road is the same. A neighbour confirmed the plans contain screens to provide privacy and they are happy with the application.

The Council agreed there was lack of clarity in the application regarding the mobile home structures. The applicant confirmed their preferred option is for the ancillary mobile home structures to remain once the new build is complete but acknowledges the mobile homes are for temporary occupation only during the period of the self-build and a separate planning application may be required if the mobile homes are not removed when complete. It was unanimously agreed that the Council is minded to support the retrospective demolition of the existing cottage and minded to support the replacement detached dwelling and garage. Further, it was unanimously agreed that it will ask the Planning Specialist in making their Decision to ensure that any permission granted reflects that future planning permission will need to be applied for if the ancillary mobile homes are to remain upon completion

2. 23/01289/S73 - Proposal: S73 application to amended Condition 2 (Approved Plans) of 22/03080/HOU (The erection of two storey side and rear extensions to dwelling.) To allow the reduction to extent of the development, to a single storey side extension and a two storey rear

Cllr Cook removed himself from the meeting whilst this item was discussed.. It was unanimously agreed to support the application

PC 2023/57 To discuss and approve flyer for Parish leaflet drop

The previously circulated flyer to encourage community engagement was approved. The Clerk will deliver the leaflet to residents of both parishes before the next meeting allowing time for any discussion items received to be included on the agenda.

Cllr Griffiths advised the storm drain outside Orchard House remains blocked and is not connected to a drain – The Clerk agreed to report this and request that all drainage in the village is checked.

Cllr Cook referred to the email received requesting assistance with sandbags for anticipated storms at the weekend – agreed the Clerk will enquire with Queen Camel Parish Council and report back

PC 2023/58 To discuss and approve Councillor and Clerk training

The Clerk advised Cllr Cook will need to attend Roles & Responsibilities - Councillor Essentials Training Part 1 £25 and Finance & Governance - Councillor Essentials Training Part 2 £15 – unanimously agreed

Cllr Semmons asked to attend the National Planning Updates, and Do We Need a

Neighbourhood Plan training at a joint cost of £30 – unanimously approved.
The Clerk will revisit which training would be beneficial for her to attend.

Date of next meeting 20/07/2023 in Sutton Montis Village Hall
Meeting closed at 20.30

Signed Date

Minutes prepared by Cherry Toop (Parish Clerk) on 13/06/2023

Telephone: 01963 440384 E-mail: clerk@southcadburyandsuttonmontispc.org.uk

Website: www.southcadburyandsuttonmontispc.org.uk