

Melchet Park & Plaitford Parish Council

Minutes of meeting held at Plaitford Village Hall on 25th July 2016

Present

K Curtis (Chairman)
AW Porter

S Bowles
JPA Robson

N Curtis
CS Stacey

43/16 Apologies

Apologies were received from Mr C Sweetman.

44/06 *The minutes of the Annual Parish Meeting and of the AGM of the Parish Council both held on 16th May 2016 were agreed and signed.*

45/16 Interests

All Councillors present confirmed that their registerable interests had not changed since last year.

46/16 Matters Arising

- a) The Clerk reported that changing the bank to Lloyds Bank was proving difficult owing to its failure to recognise how parish councils operate. It was proposed by Cllr N Curtis and seconded by Cllr Robson that the attempted change should be terminated and that the Parish Council's dissatisfaction with Lloyds Bank should be noted: this was resolved unanimously.
- b) Cllr K Curtis stated that he had not yet had the opportunity to modify the website.

47/16 Finance

- a) Cllr K Curtis proposed and Cllr S Stacey seconded that the Clerk's salary should be increased by £18.90 pa as recommended by NALC: this was resolved. The Clerk was thanked for the work she did on behalf of the parish.
- b) Cllr Bowles proposed and Cllr Stacey seconded that this council would continue its membership of CPRE: this was resolved.
- c) The Budget Control Report was received. It was noted that of the £300 budgeted as a contribution to the Queen's 90th Birthday Party only £200 had been required under Section 137. The Village Hall Committee had requested that the remaining £100 should be paid to the Village Hall to defray various expenses associated with the party. It was agreed that the £100 donation to the Village Hall, shown as a separate item in the budget, should be paid at the same time.
- d) Cheque number 264 to Miss Amy Baker (entertainer at the Queen's 90th Birthday Party) for £200.00 which had already been signed was approved.
- e) Direct debit to HMRC for £63.00 (PAYE) was noted.
- f) Cheques numbered 265 to 267 were approved and signed: £257.71 to J Wright (salary); £200.00 to Plaitford Village Hall (donation); £36.00 to CPRE (membership).

48/16 Co-option

Due to hay-making demands the possible new councillor was unable to attend the meeting. This item was therefore deferred until September.

49/16 Planning Applications

Yew Tree Farm, Sherfield English Lane (TVBC ref: 16/01662). It was noted that this was an identical application to that submitted earlier (TVBC ref: 12/00118) which had been approved despite objections by the Parish Council to the feasibility of the proposed method for disposing of foul water. It was agreed that the comments made to the earlier application were still valid and should be restated.

"The Parish Council notes that the application is identical to that submitted earlier (12/00118). The impact on the environment is of concern to the Council and especially the disposal of foul water.

25th July 2016

It is noted that foul water is to be disposed of by a package treatment plant (despite this method being discounted in application reference 06/02393). It is also stated that soakaways would not be a problem as "The Geological Drift Map indicates that the substrates are outcrops of pebble beds and sand." This identical sentence occurs in an earlier application and shows that the "local engineer" has not actually dug a hole in the ground. If he had he would know what everyone in the vicinity knows: **the sub-soil is clay**. Making any soakaway (foul or surface water) function is problematic in this area.

During the Inquiry held regarding possible development in the field across the track from Yew Tree Farm [TBVC ref: 07/03482] the appellants' drainage engineer stated in his proof of evidence that he was unable to carry out percolation tests due to the ground being water-logged.

The water from the proposed location will simply find its way to the pond by the public footpath and then into the ditch system. The ecology report (at 2.2) states that the pond already shows some signs of eutrophication, this will clearly be exacerbated if effluent from the sewerage plant enters the water courses.

The Parish Council therefore asks that adequate disposal of foul water from any building in this proposed location is **demonstrated to be possible and to the satisfaction of the Environment Agency before** planning consent is granted.

We would draw your attention to DETR Circular 03/99 Annex A, first paragraph:

*"The responsibility for demonstrating that a new development is effectively served by a sewerage system rests primarily with the developer. **Before deciding a planning application, the local planning authority needs to be satisfied that the sewerage arrangements are suitable.** If the non-mains sewerage and sewage disposal proposals are assessed as being unsatisfactory, this would normally be sufficient to justify refusal of planning permission."*

Finally, the Parish Council asks that if planning consent is granted it includes a condition requiring the demolition of the existing bungalow before occupation of the new dwelling, otherwise the bungalow could remain and the "replacement" dwelling would then be an additional dwelling in the open countryside."

Meeting closed at 8.35 pm.

Date of Next Meeting:

19th September 2016