

# **FITZHEAD PARISH COUNCIL**

**Extra Ordinary  
Parish Council Meeting held on 16<sup>th</sup> December 2022 in the Tithe Barn  
commencing at 7.15pm.**

## **MINUTES**

**Present:** Chris Summers (Chair), Alison Kent, Ian Coombes, Martin Irish & Wendy Jonas  
**In Attendance:** Jill Loader (Clerk)

### **1. Confirmation of Precept for 2023/24 – sign off**

1.1 Somerset Council had finally emailed documentation for approval and signatory for the Precept for financial year 2023/2024. As agreed at the last PC meeting on 16<sup>th</sup> November the council approved the Precept at £5,500 which would equate to £44.83 for a Band D property – an increase of £8.65 on last year's council tax for FPC. Clerk to email signed documentation by 20th January 2023.

### **2. Knights Farm Planning Application – amendments to plans**

2.1 Chris Summers had contacted the Major Projects Planning officer – Thandi Zulu at SW&T to explain the PC had not received a letter informing the council the above planning application had amendments and not been given the opportunity for comment. The PC agreed to make the following comments and email the letter to both the planning officer and planning admin to ensure it was put onto the website.

**Re: Application 17/21/0007 Conversion of barns into 4 dwellings with associated site works including demolition of modern barns at Knights Farm, Cats Ash Road, Fitzhead.**

The Parish Council notes the new plans that have been uploaded onto the Planning portal and having considered these. Our previous comments still stand in that we support the conversion of the barns into residential dwellings. It was agreed that it is important to maintain these old buildings to stop them from falling into disrepair which would eventually become unsightly and unsafe. The traditional character and appearance of these barns should be safeguarded by this planning application and the comments of both conservation and heritage advisers should be given due consideration.

The main concern of the Parish Council continues to relate to the proposed access (North Entrance). The previous comments made by Adam Garland - Principal Planning Liaison Officer for Traffic and Transport Development Group, letter dated 25 February 2020, states 'The access as it stands does not accord with current policy standards by reason of insufficient visibility splays. In this location they should measure 2.4m x 43m in both directions, but these do not appear to be achievable due to the position of the boundary walls'. From this current application there has been no change to the entrance on the plans and is therefore not within keeping of the stated Highway Regulations. With this in mind, it was suggested that the South Entrance is a better solution for access to the residential properties. A new visibility splay could be created as this area is more open and could conform to Highway Regulations. It may be a consideration to restrict the North Entrance as it has been noted from the public how dangerous this is, although access is needed to the wagon shed as well as the Byams' properties. This may help the situation and encourage the new development to only have access via the South Entrance. Allowing access on the North Entrance with more vehicle traffic from the properties could proportionally have a higher percentage of incidences occurring.

Green Spaces - we note that amendments have been made in relation to gardens, and if as the Conservation Officer suggests, the parking spaces for dwellings 1 and 2 are moved, this would potentially provide a greater play area for children. We note that a barrier has been placed between the working farm and the development, which potentially reduces concerns regarding safety between the working farm and residential access.

As stated above, the Parish Council supports the conversion of the buildings, but the safety aspect for parking and access onto the highway needs to be re-worked and thought through very carefully. The applicant must be willing to take on board safety issues to ensure this development meets all legal and safety requirements and make this development a happy and safe area to live in Fitzhead.

### **3. New Noticeboard**

- 3.1 It was agreed to purchase the new noticeboard from Greenbarnes who had quoted for a recycled material board with 2 bays to take 4 x A4 notices for under £1000. Clerk to contact the company for a final quote to include a header and delivery costs.

### **4. Clerk Replacement update**

- 4.1 The Clerk was working out her notice period so was still legally employed.
- 4.2 In order to find a new clerk, it was agreed to contact local clerks to see if they would be interested in taking on FPC. The clerk had put a free ad onto LinkedIn. It was agreed not to place an advert in the local paper as this seemed too expensive. Contacting local clerks would be done in the new year.

There being no further business the meeting closed at 7.50pm.