

## Minutes of the Meeting of Brewham Parish Council held at Brewham Village Hall on Wednesday, 13<sup>th</sup> September 2023

**Present:** Robert Jackson (Chair), Christopher Saxton & Patricia Stainton.

**In attendance:** Sue Price (Clerk), Councillor Lucy Trimnell and four members of the public.

The Chairman welcomed everyone to the meeting.

1. **Apologies for Absence:**

Apologies for absence had been received from Eddie Harper, Richard Hiscock & Councillor Tom Power.

2. **Declarations of Interest:**

There were no declarations of interest.

3. **Minutes of the Meeting held on 11<sup>th</sup> July 2023:**

The minutes of the meeting held on 11<sup>th</sup> July 2023 were unanimously approved as a correct record and signed by the Chairman.

4. **Matters Arising:**

There were no matters arising that would not be dealt with elsewhere.

5. **Financial Business:**

Financial transactions:

The Clerk advised that the Precept for the current year had eventually been paid into the bank account in July.

The financial transactions for the period 11<sup>th</sup> July-12<sup>th</sup> September 2023 were as follows:

Bank balances brought forward on 11 <sup>th</sup> July 2023	£2,369.31
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Income

Somerset Council – Precept for 2023/24	£4,400.00
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Expenditure:

Brewham Village Hall Committee – meeting room hire x 6	54.00
Graham Kimber-Holloway – 2 <sup>nd</sup> mowing of Burial Ground	500.00
Andrea Maistrello – previously agreed quotation for work on the yew trees	750.00
Jonathan Baker – advice, planning application and supervision of work on the yew trees	100.00

The Fund balances on 12<sup>th</sup> September 2023 were therefore:

General Fund	£3,221.79
Burial Ground Fund	643.52
Reserve Fund	1,500.00

Represented by Bank a/cs:

National Savings Bank Investment a/c	£852.43
Lloyds Bank Treasurers a/c	4,512.88

<u>Bank balances carried forward on 12<sup>th</sup> September 2023</u>	£5,365.31
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The Clerk requested authorisation to pay the following invoices:

Graham Kimber – 3<sup>rd</sup> mowing of Burial Ground - £500.00  
David Dabinett – mowing of common land - £300.00  
Office of the Information Commissioner annual fee - £40.00

**It was unanimously agreed** that these invoices be paid.

6. **Planning Applications:**

i. **Decisions on applications already considered by the Parish Council:**

- a. 22/01688/FUL - Land OS 0006, Gladwill Farm, North Brewham, BA10 0JS – Application for change of use of agricultural hard standing to allow for siting of a mobile showman’s wagon trailer conversion for holiday let accommodation. Decision awaited.
- b. 23/00184/COL - application for a Lawful Certificate for the existing use of an Artist Studio on Land adjacent to Border Lodge, Hammer Street North Brewham. Application refused.
- c. 23/00780F/FUL – Picketts Farm Bungalow, Bedlam Green Farm Lane, BA10 0LP – the construction of an agricultural umbrella building to cover an open cattle loafing and collecting yard to reduce fouled storm water run-off. Application approved.
- d. 23/00864/FUL - Lindum Farm, Bruton Road, Brewham, BA10 0JF - The erection of steel framed agricultural machinery storage shed. Decision awaited.
- e. 23/01457/HOU & 23/01458/LBC - Border Lodge, Hammer Street, Brewham, BA10 0JQ - Internal and external alterations to listed building, demolition of rear extensions and outbuildings and replacement single story extension. Application approved.
- f. 23.01518/COL – Lavender Bank, Street Lane, Brewham, BA10 0JS - Application for a Lawful Certificate for the proposed erection of a garden room workshop within the boundary of Lavender Bank. Decision awaited.
- g. 23/01418/HOU & 23/01419/LBC - Jasmine Cottage, Charcroft Hill, Brewham BA10 0LE – Extensions and internal alterations (part retrospective). There were no objections or comments and Parish Councillors, including Patricia Stainton who had sent comments by email, were happy to support the application.
- h. 23/01410/FUL – Land opposite Jerrards Farm, Hammer Street, North Brewham. - the erection of a new dwelling for agricultural occupancy for a family member. Parish Councillors, including Patricia Stainton, had no objections but agreed that the dwelling should be built in stone that was in keeping with the other adjacent dwellings. Mr Preston had subsequently written to the Parish Council objecting to this application but it was agreed that all the valid points raised by him would be decided by the Planning Department.

ii. **Applications received since the last meeting and considered by email:**

- a. 23/01635/FUL – Land at Hardway, Brewham, BA10 OLR – siting for two safari tents for use as holiday accommodation. One member of the Parish Council had objected. Decision awaited.

iii. **Applications to be discussed:**

- a. 2300234/FUL – Swanton Farm, Street Lane, Brewham, BA10 0JZ – change of use from equine and private domestic purposes only to additionally commercial purposes and install lighting around the equine outdoor arena (retrospective).

It was unanimously agreed by the members of the Parish Council that they object to this application because a few years ago the erection of the current house and buildings were allowed solely for agricultural purposes, and they would like to see the existing planning conditions enforced. The outdoor arena, without any form of lighting,

was approved provided it was used only for the private use of the owners of the property.

There are a number of objections, in particular from the Cranborne Chase Area of Outstanding Natural Beauty, to the lighting around the arena in this well-known Dark Sky area. The lighting is not Dark Sky compliant. The residents of the house opposite find it extremely difficult to exit their drive in the dark because the lights are so bright shining in their direction. Cranborne Chase AONB also considered that four car park spaces were insufficient for an equine commercial business. Street Lane is a single-track road and not suitable for this property to be run as a commercial business. It is hoped that the Planning Department will decide not to allow the change of use but whatever happens the lights on the arena should definitely be removed as soon as possible.

- b. 23/01930/HOU – Hillcrest, Charcroft Hill, Brewham, BA10 0LE – conversion of garage to annexe. Members of the Parish Council had no objection to this application.
- c. 23/01741/FUL – Barn on land east of Border Lodge, North Brewham, BA10 0JQ – demolition of existing agricultural building and part derelict field shelter, change of use and erection of an Artist's Studio.

A representative from Benjamin & Beauchamp explained that the previous application for a Lawful Certificate for the existing use of an artist's studio had been refused because although it had been established as a studio for more than 12 years, exhibitions had been held there and witness statements had been submitted, there was not sufficient legal documentation provided for the Planning Department to approve a Lawful Certificate. The new owners are renowned professional artists and need a space for their work which includes large sculptures. The current building is not structurally sound and the proposed new building, although a bit bigger, would be of the same height and moved slightly south away from the trees. There have been no objections from the neighbours and the Planning Officer is happy in principle and it is government policy to allow diversification of use in the countryside.

Robert Jackson and Christopher Saxton objected to the change of use and erection of new building for an artist's studio because this is an agricultural building and they considered that a new studio could be built within the curtilage of the residential property rather than across the road in a field and it would set a precedent for the owners of other similar agricultural buildings in the Parish, of which there are many, to apply for a change of use. Once an artist's studio is built, they could foresee the possibility that the next application in years to come would be to convert this to a dwelling. Ann Saxton agreed with this. Patricia Stainton supported the application as she agreed that the existing building had been used as an artist's studio for many years and it would allow the owners to work locally, reducing their need to travel.

The majority decision of the Parish Council was that they object to this application.

7. **Burial Ground, Churchyard, Common Land and Village Amenities:**

The Clerk noted that she has had comments about the mowing of the Burial Ground and the fact that mown grass is left rather than collected. It was agreed that the mowing contract for the 2024 season would be discussed at the November meeting.

It was further agreed that whether to publish Below the Tower every two or every three years would be discussed at the November meeting.

8. **Roads:**  
a. **Outstanding matters:**  
While some work has been completed there are still some potholes awaiting repair, the drains have not been unblocked and the culvert in Street Lane is still awaiting repair. It was agreed that the Clerk should follow up on this with the Highways Department as there is a big hole in the road and it was considered urgent that it should be fixed before the winter.
- b. **New matters:**  
There is a pothole near Fisherton Cottage and the surface on Strap Lane is becoming much worse.

9. **Footpaths & Bridleways:**  
a. **Outstanding matters:**  
As advised at the July meeting, Eve Wynn has inspected the blocked footpath at Swanton Farm but does not expect to be able to do this before the end of the year and it is unlikely that the other reported problems will be done before next year.

10. **Report from County Councillors:**  
Lucy Trimmell will ask Tom Power to circulate their latest brief.

The Planning Department have been very short staffed and decisions on applications are very slow. The whole of Area South only has one four-hour meeting a month and it is now the decision of the Chair and Vice Chair whether applications should go to Committee. All planning applications in the area come to her and Tom but neither of them sit on the Planning Committee.

The Council's finances are not in good shape, and they will have to draw on reserves to meet the budget and cuts will need to be made to fulfil their statutory obligations.

The Covid autumn booster programme is about to start and flu vaccinations will be offered from October.

Avril Jackson noted that she found Lucy's updates on roadworks on the Bruton Facebook page very helpful.

11. **Report from the Police:**  
The Clerk had not received a report from the Police.

12. **Dates of future meetings:**  
The next meeting will be held on Tuesday, 14<sup>th</sup> November.

Meetings for the remainder of the financial year will be held on Tuesdays, 9<sup>th</sup> January & 12<sup>th</sup> March 2024.

13. **Open Forum:**  
There were no further questions or matters anyone wished to raise and there being no further business the meeting closed at 8.34pm.

These minutes were unanimously approved and signed by the Chairman as a correct record at the 14<sup>th</sup> November 2023 Brewham Parish Council meeting.