

BINEGAR PARISH COUNCIL

Minutes of an extraordinary meeting held on 7 January 2014 in the
Memorial Hall at 7 30 pm

Present:

Gus Halfhide (Chair), Philip Blatchford, Richard Higgins, Cath Law, Jude Robbins David Stone

In attendance: Mr Nick Forrest of *Greenslade Taylor Hunt* for item 6.2

1	<p>Apologies for absence There were no apologies for absence.</p>	
2	<p>Declarations of interests There were no disclosures of interest from Councillors.</p>	
3	<p>Chair's announcements The Chair stated that item 6.2 would be the first planning issue to be considered.</p>	
4	<p>Minutes of the previous meeting It was RESOLVED that the Minutes of the 3 December 2013 meeting be signed as a correct record.</p>	
5	<p>Matters arising from previous Minutes It was AGREED to consider these matters at the next ordinary meeting.</p>	
6	<p>Planning issues</p> <p>1 2013/2289: Proposed conversion of the school to a dwelling The Chair stated that he had invited the agent for the Diocese, <i>Summerill Architects</i>, to attend the meeting but had received no response.</p> <p>It was noted that the application claimed there was a public sewer in Tellis Lane. Gus reported that there was no such sewer and that foul drainage was to a cess pit located land owned by <i>The Old School House</i>.</p> <p>Cath and Richard, previous school governors, recollected that the school roof contained asbestos which would affect the bats if disturbed and would be disturbed by proposed works.</p> <p>It was RESOLVED to recommend approval of the planning application while making observations on drainage and asbestos. Gus undertook to respond.</p> <p>2 2013/2360: Proposed erection of house adjacent to Holy Trinity Church The Chair welcomed Mr Forrest, manager of the application for the Diocese.</p> <p>There was discussion about protecting the roots of the copper beech close by; the shadow cast by trees and the small amount of sunshine the house would receive; the proximity of the house chimney to the trees; the wish to survey the archaeology of the site as it was at the centre of the ancient village; and the visual impact of the house on Holy Trinity Church.</p>	GH

	<p>Mr Forrest stated that expert opinion considered the tree roots were sufficiently protected and that the house would receive adequate light. He stated there were ways to resolve any chimney issues and noted the desire for an archaeological survey.</p> <p>On the visual impact of the house, Mr Forrest stated that he had yet to meet Mendip's conservation officer but that, since there were unobstructed views of the church from every angle, he did not consider the house made an adverse impact.</p> <p>It was noted that the boundary gate of the proposed house was inside the field gate making the area between the gates shared; that the area between the field gate and the road would be subject to a hard landscaping condition to ensure a satisfactory surface for vehicles.</p> <p>It was noted that there were issues to address with the Diocese. These included access to the garden of the house to maintain the boundary wall and a response from the Diocese to the Parish and <i>Parochial Church Councils'</i> request for car parking and cemetery extension.</p> <p>Mr Forrest was thanked for his attendance and left the meeting.</p> <p>Following discussion, it was RESOLVED to recommend refusal of the planning application. It was agreed that the visual impact of the house on Binegar's most prominent, significant and only listed building would be adverse and had been given no consideration in the application. It was also agreed there had been insufficient assessment of the effect of the building on the roots of the copper beech and that the proposed house would be compromised by deep shade.</p> <p>Gus undertook to respond.</p>	RH
7	<p>Confidential matters Since only Councillors were present, the meeting AGREED that a resolution to exclude the public was not required.</p>	
8	<p>Date and time of next meeting It was agreed to meet at Binegar Memorial Hall on 4 February 2014 at 7 30 pm.</p>	

The Chair closed the meeting at 9 04 pm.