Item No	Item	Action By
1.0	**Attendance and Apologies -** In attendance: Cllr P Townsend (Chairman) Cllr D Stripp Cllr A Wilcox Mrs K Gibbins (Parish Clerk) Cllr D Darch (SW&T/SCC) Cllr A West (Cheddon Fitzpaine Parish Council) Apologies: Cllr S Hancock, Cllr A Simpson and Cllr D Taylor 6 members of the public were in attendance	
2.0	**Councillors' Declarations of Interest** – None	
3.0	**Planning –** **a) Applications:** **Case Ref: 20/22/0012** - Change of use of land for mixed agriculture and tourism/recreation with creation of 2 No. glamping pitches with associated toilet and shower facilities (retention of works), conversion and change of use of outbuildings on site, with erection of extension, to create a yoga studio, communal lounge and 3 No. holiday cabins to be used as a yoga retreat at Pickney Farm, Pickney Lane, Kingston St Mary The Parish Council considered the above referenced planning application and resolved to fully support the application as it will make innovative use of surplus agricultural buildings, which are of little architectural merit. The conversion will greatly improve the appearance of the site, whilst being sympathetic to the character of the area. The materials used for the conversion of the proposed facilities will be sustainable from a climate perspective and the proposed development will be of economic benefit to the parish and provide possible future employment opportunities. **Case Ref: 20/22/0024/CQ** - Prior approval for proposed change of use from agricultural buildings into 2 No. dwellings (Use Class C3) and associated building operations at Lower Marsh Farm, Kingston Road, Kingston St Mary The Parish Council considered the above referenced planning application and resolved to fully support the application as it will significantly improve the site by making good use of surplus agricultural buildings which are of little architectural value. The conversion will also allow additional family members to reside in the parish, which will help support village facilities. **Case Ref: 34/21/0017** - Formation of 2 No. integrated constructed wetlands (ICW) including associated plant, infrastructure, landscaping and on-site redistribution of materials on land off Langford Lane, Longfield and land off Nailsborne Road, Nailsbourne The Parish Council considered the above referenced planning application and objects to this planning application as the revised documentation does not provide any additional reassurance concerning, flood risk (no modelling of upstream or climate change risk has been undertaken) or funding (although a maintenance and management plan has been provided, no mention of how maintenance of the wetlands will be funded over its lifetime of operation has been provided). Consequently, the Parish Council continues to object to this planning application for the reasons stated above and in its previous representation dated 12 January 2022. **Case Ref: 20/22/0023T** - Notification to fell one additional Larch tree (to 20/22/0021T) within Kingston St. Mary Conservation Area at Badgers Hay, Lodes Lane, Kingston St Mary	

	The Parish Council considered the above referenced planning application and has no objection to the felling of a dying larch tree. **b) Withdrawn Application for discussion** **Case Ref: 08/22/0001** – Application for a Hybrid Planning application for Outline Planning permission with some matters reserved (except access, scale and layout) for an extension to the country park and the development of facilities within Maidenbrook Country Park (Natural World Centre/Restaurant/Farm Shop/Observatory and Open Air Theatre), Outline Planning permission (including access) for a phased development of 70 No. dwellings (including 25% affordable homes) with associated highways improvements, orchard and the provision of additional public rights of way, landscaping and ecological enhancements and Full Planning permission for the erection of 16 No. dwellings (including 25% affordable homes) on land at Glebe Farm, Cheddon Fitzpaine The Chair thanked Cllr West from Cheddon Fitzpaine Parish Council for attending the meeting and asked him to update KSM PC on the Maidenbrook Country Park/Glebe Farm planning application. Cllr West talked to the Council about the development and the reasons why Cheddon Fitzpaine Parish Council did not agree with it. He also advised that the residents of the parish had campaigned against the development under the 'SAVE Cheddon Fitzpaine Parish' banner. Cllr West said approximately 85%-90% of the village were not in favour of the development. He advised the KSM Parish Councillors that the application had subsequently been withdrawn but he was unaware of the reasons behind the withdrawal. The Chair said that KSM PC was not aware of this planning application, which was concerning. He suggested the two Councils as they are neighbouring Councils should try and foster a closer working relationship. Cllr West and the KSM Councillors all agreed. The Chair agreed to contact the Chair of Cheddon Fitzpaine Parish Council, Cllr Woollacott.	
4.0	**Local Community Networks** – update Cllr Townsend advised the Council that the recommended geographies of the parishes which will come together to form the various LCNs will be announced on the 30th August and we will have until the 17th October to comment on the geographies. The Chair thinks there will be 2-3 options and we will have a chance to discuss these at our September meeting. SW&T/SCC Cllr Darch said there would be options to choose from but felt they could be quite large but beyond the LCNs there was nothing to stop smaller pockets of collaboration amongst parishes which share common issues.	
5.0	**Community Governance Review of Taunton and Surrounding Parishes** – update The Chair talked about the CGR for KSM and how KSM wanted to remain a village/rural parish and reading what has been proposed for Cheddon Fitzpaine he said it was the same, i.e., to remain a village/separate parish. Cllr West agreed and said that Cheddon Fitzpaine had done its own survey and overwhelmingly, the feedback was they wanted to remain as it is.	
6.0	**Neighbourhood Plan** – to discuss draft housing section The Chair asked Cllr Stripp to talk about this agenda item. Cllr Stripp explained the history and rationale behind the Neighbourhood Plan (NP) and said the housing stock in the village didn't necessarily meet the needs of the community. This became quite evident from the results of the Community Plan and Housing Needs Survey. Cllr Stripp said the gaps in the housing stock have been identified through this process and the next step is to formulate a housing policy through the Neighbourhood Plan. The housing policy would be formed around the views of the residents and will help guide the Parish Council. It will also identify the types of houses required to fill the needs of the people in the parish, hopefully offering solutions to the housing issues. Cllr Stripp advised the NP would need to be approved by an independent assessor and then it would go to a local referendum making it a very democratic process.	

	He went on to say there may be the possibility of forming a Community Land Trust around any potential small developments in the village. The Council and the members of the public present at the meeting discussed in more detail the housing policy and some of the aspects of it. Cllr Stripp closed the discussion and advised those present that there will be a second public meeting on the 20th October to allow the NP committee to explain to the parish where it is in the whole process.	
7.0	**Actions from March 2020 Meeting – Not discussed but to be carried forward to a future meeting.** a) **Natural environment** – The Clerk advised that a meeting had been scheduled for 23 March with SWT. b) **Council Reserves** - i. Clearing of roadside verge on Kingston Road by the Grange and the Spinney **ii.** Furniture for the Playing Field Pavilion	
8.0	**Date of Next Meeting – 13th September 2022** The meeting closed at 20.35	
Signed:	**Dated:**	