**KINGSTON ST MARY PARISH COUNCIL**
**MINUTES OF THE ORDINARY PARISH COUNCIL MEETING, HELD ON 6th JUNE 2023**
**AT THE PAVILION, KINGSTON ST MARY PLAYING FIELDS, STARTING AT 19.00**

| Item No | Item | Action By |
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| **1.0** | **Attendance and Apologies -**<br>In attendance:<br>Cllr P Townsend (Chairman)<br>Cllr P Boyce<br>Cllr P Chicken<br>Cllr S Hancock<br>Cllr D Stripp<br>Cllr A Simpson<br>Mrs K Gibbins (Parish Clerk)<br>Cllr D Darch (Somerset)<br><br>Apologies: PCSO Lyndsay Smith, PCSO Marshall Bernhardt<br><br>3 members of the public were in attendance. | |
| **2.0** | **Councillors' Declarations of Interest** – None | |
| **3.0** | **Approval of Minutes of Ordinary Meeting held on 9th May 2023 -**<br><br>**Resolved:** The minutes of the meeting were approved and will be signed as a true record of the meeting at a future date. | |
| **4.0** | **Planning –**<br><br>**a) Applications:**<br>**Case Ref: 20/23/0011** - Formation of private menage at Yarde Farm, Langford Lane, Norton Fitzwarren<br><br>The Parish Council considered the above referenced planning application and resolved to fully support the application.<br><br>The Council noted the representation received from a nearby neighbour and their concern for the safety of children who currently must use country lanes to ride their ponies. From a material planning consideration, the formation of a private menage at Yarde Farm would improve road safety for all road users and should therefore be approved.<br><br>**Case Ref: 20/23/0014 and 20/23/0015/LB** - Installation of french doors to out building and 2 No. conservation rooflights with erection of shed at Stonehouse Farm, Edgeborough Farm Lane, Staplegrove<br><br>The Parish Council considered the above referenced planning applications and resolved to fully support the applications.<br><br>The Council noted that these relatively modest and sympathetic alterations will make better use of Stonehouse Farm's living accommodation and outbuildings and agreed with Somerset Council's Conservation Officer (refer planning application 20/23/0015LB), that from a material planning consideration, the new door and rooflights will be a minimal intervention into the historic fabric of this Grade II listed farmhouse and its setting.<br><br>**Case Ref: 20/23/0018** - Variation of Condition No. 03 of application 20/94/0025 to allow for the annexe to be used as a holiday let as well as ancillary accommodation to the main dwelling at Pickney Farm, Kingston St Mary | |

The Parish Council considered the above referenced planning application and resolved to fully support the application.

The Council understands the need for the economic diversification of rural business, which are relatively remote from population centres and strive to bring the benefits of tourism to the area. From a material planning consideration this proposal satisfies Taunton Deane Adopted Core Strategy 2011 – 2028 policy DM2-3, which supports development in the countryside if holiday accommodation within existing buildings meets an identified need, is compatible with and supports economic diversification of existing farming and service enterprises.

**Case Ref: 20/23/0019** - Removal of Condition No. 05 (holiday occupancy) of application 20/05/0005 and Condition No. 01 of 20/22/0027 (approved plans) at Plots 15 to 18 Mill Meadow, Parsonage Lane, Kingston St Mary

The Parish Council considered the above planning application and resolved to fully support the application based on the following material planning considerations:

1. The proposal meets the need for additional residential housing in Kingston St Mary, as identified in the Kingston St Mary 2021 Housing Needs Survey. The provision of additional residential accommodation is a social benefit, to meet the need for more affordable housing for residents who wish to purchase their own property and for those who wish to downsize and remain in the Parish. This complies with para 78 of the NPPF which states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing development that reflect local needs.
2. The Mill Meadow site is not located in open countryside. The site is surrounded by existing properties and is in the heart of the Mill Cross area of the Village. The Mill Meadow properties are serviced by a regular return bus service to Taunton (route 23/23B) and it's within a safe walking route (via The Spinney and Church path) of under a mile to Village amenities, namely the Village Hall, Church, School, Playing Field, and The Swan Inn. This accords with para 79 of the NPPF, which states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Taunton Deane Adopted Core Strategy 2011 – 2028 policy CP8 does not prohibit development outside settlement boundaries and policy DM2-6 allows for affordable housing to be provided adjoining settlement limits and in other locations well related to existing facilities and to meet an identified local need.
3. Mill Meadow Plots 15 – 18 already have planning permission and the Parish Council would prefer that these properties were available for full time residential occupancy rather than as holiday homes. This is in line with Devon and Cornwall, where action is being taken to reduce the number of holiday homes to sustain and preserve the vitality of their Towns and Villages. The removal of the holiday occupancy restriction on Mill Meadow Plots 15 – 18, would enable the owners of these properties to identify with Kingston St Mary as their home and to make a positive contribution towards Parish activities thereby helping to sustain the vitality of the local community.

**Case Ref: 20/23/0020** - Removal of Condition No. 01 (holiday occupancy) of appeal decision of application 20/06/0039 at Plots 19 and 20 Mill Meadow, Parsonage Lane, Kingston St Mary

The Parish Council considered the above planning application and resolved to fully support the application based on the following material planning considerations:

1. The proposal meets the need for additional residential housing in Kingston St Mary, as identified in the Kingston St Mary 2021 Housing Needs Survey. The provision of additional residential accommodation is a social benefit, to meet the need for more affordable housing for residents who wish to purchase their own property and for those who wish to downsize and remain in the Parish. This complies with para 78 of the NPPF which states that in rural areas, planning policies and decisions should be responsive to

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| | local circumstances and support housing development that reflect local needs.<br>2. The Mill Meadow site is not located in open countryside. The site is surrounded by existing properties and is in the heart of the Mill Cross area of the Village. The Mill Meadow properties are serviced by a regular return bus service to Taunton (route 23/23B) and it's within a safe walking route (via The Spinney and Church path) of under a mile to Village amenities, namely the Village Hall, Church, School, Playing Field, and The Swan Inn. This accords with para 79 of the NPPF, which states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Taunton Deane Adopted Core Strategy 2011 – 2028 policy CP8 does not prohibit development outside settlement boundaries and policy DM2-6 allows for affordable housing to be provided adjoining settlement limits and in other locations well related to existing facilities and to meet an identified local need.<br>3. Mill Meadow Plots 19 – 20 are already built and the Parish Council would prefer that these properties were available for full time residential occupancy rather than as holiday homes. This is in line with Devon and Cornwall, where action is being taken to reduce the number of holiday homes to sustain and preserve the vitality of their Towns and Villages. The removal of the holiday occupancy restriction on Mill Meadow Plots 19 – 20, would enable the owners of these properties to identify with Kingston St Mary as their home and to make a positive contribution towards Parish activities thereby helping to sustain the vitality of the local community.<br><br>**Case Ref: 20/23/0021** - Change of use and conversion of workshop into 1 No. holiday let and yoga studio with alterations to access at Pickney Farm, Pickney Lane, Kingston St Mary (resubmission of 20/22/0012)<br><br>The Parish Council considered the above planning application and resolved to fully support the application based on the following material planning considerations:<br><br>The Council welcomes the innovative and sympathetic conversion of existing rural buildings and brownfield sites for business diversification purposes, which will provide a sustainable economic benefit to the local area. From a material planning consideration this proposal satisfies Taunton Deane Adopted Core Strategy 2011 – 2028 policy DM2-1c, which supports development in the countryside for business use within existing buildings. | |
| **5.0** | **To review and note the Internal Audit Report –**<br><br>The Chair thanked the Clerk for her work over the last year regarding the Council's finances and said he would like to cover a few of the points raised in the report.<br><br>The Chair said the Council needs to review its spending more frequently and it was agreed to review spending quarterly in the following months: February; May; September & November.<br><br>The Chair explained that a General Reserves Policy is needed, and he will look at this before the next internal audit.<br><br>He went on to say the Councillors individual responsibilities needed to be put on the website and a link created to their Register of Interests on Somerset Council's website.<br><br>He also pointed out the Council requires an Anti-fraud and Corruption Policy which he will look at before the next internal audit.<br><br>The Council noted the Internal Audit Report and agreed to the above actions. | Chair/Clerk |

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| **6.0** | **Annual Governance and Accountability Return (AGAR) 2022/23 –**<br><br>a) To review and approve Section 1 – Annual Governance Statement 2022/23<br>The Council reviewed and approved Section 1 of the Annual Governance and Accountability Return (AGAR) 2022/23<br>b) To review and approve Section 2 – Accounting Statement 2022/23<br>The Council reviewed and approved Section 2 of the Annual Governance and Accountability Return (AGAR) 2022/23<br><br>The Clerk agreed to share the Fixed Asset Register with Councillors for information purposes. | Clerk |
| **7.0** | **Climate Change –**<br><br>Cllr Darch said the key thing to look at this evening was the draft Community Action Plan and decide what changes the Council would like to make to the document.<br><br>She went over some key points regarding climate change in general and the Council engaged in a discussion around these points. The Council also discussed ways in which we can reduce our carbon footprint and waste in general both as individuals and as a community. The Councillors also talked about how, as a community, we can build resilience. Resilience is about how climate change is going to impact on us and what we can do as a community to make us safer and help us survive climate change.<br><br>The Council used the rest of the meeting to consider and discuss the above issues in more detail as well as reviewing the Community Action Plan and put forward changes/amendments they would like to see included in the plan. | Whole Council |
| **8.0** | **Financial Matters –**<br><br>The Council noted and approved the following payments:<br><br>• £272.00 – KSM Village Hall, hire of hall for PC meetings from Oct 2023 to March 2024 and October 2022 and June 2023 NP meetings<br>• £260.00 – Jack Councill, grass cutting and maintenance of village green for 2023<br>• £300.00 – Matt Sweeting Photography – photography services at whole village functions<br>• £123.50 – Jill Larcombe, internal audit fee<br>• £125.20 - David Stripp, printing costs for NP and village fete | |
| **9.0** | **Items for Next Agenda –**<br><br>Please pass any agenda items to the Clerk before the next meeting. | |
| **10.0** | **Items for Link Up and KSM Website –**<br><br>The Chair will do a write up for Link Up. | |
| **11.0** | **Date of Next Meeting – 11th July 2023**<br><br>The meeting closed at 21.29 | |
| **Signed:** | **Dated:** | |