KINGSTON ST MARY PARISH COUNCIL
MINUTES OF THE ORDINARY PARISH COUNCIL MEETING, HELD ON 9th APRIL 2024
AT THE PLAYING FIELD PAVILION, KINGSTON ST MARY, STARTING AT 19.00

Item No	Item	Action By
1.0	**Attendance and Apologies -** In attendance: Cllr P Townsend (Chairman) Cllr P Boyce Cllr P Chicken Cllr S Hancock Cllr A Simpson Cllr D Stripp Apologies: Cllr D Darch (Somerset), Mrs K Gibbins (Parish Clerk) Two members of the public were in attendance.	
2.0	**Councillors' Declarations of Interest** – None	
3.0	**Approval of Minutes of Ordinary Meeting held on 12th March 2024** **Resolved:** The minutes of the meeting were approved and will be signed as a true record at a future date.	
4.0	**Planning** **a) Applications -** **Case Ref: 20/24/0002/LB** - Replacement of timber window at Stonehouse Farm, Edgeborough Farm Road, Staplegrove The Council considered the above planning application and resolved to fully support this application. The Parish Council noted that this minor alteration to replace a modern window with a window to match those already in situ, will be an enhancement to this listed building. Consequently, from a material planning consideration, the replacement window will be a minimal intervention into the historic fabric of this Grade II listed farmhouse and its setting and should therefore be approved. **Case Ref: 20/24/0004/T** - Notification to carry out management works, including pollarding, crown-lifting and crown-reduction, to 4 groups of mixed species broadleaf trees and overgrown hedgerows and two individual trees, birch and species unidentified, within Kingston St. Mary Conservation Area at Copper Hill, Lodes Lane, Kingston St. Mary The Council considered the above planning application and raised no objection to this application. The Parish Council noted that without the proposed management works the trees are in danger of becoming unstable and causing property damage. Therefore, the proposed pollard and pruning is reasonable and will not harm the character of the conservation area. **Case Ref: 20/24/0005** - Conversion of garage with erection of a single storey extension to form annexe at Tetton Gate, Greenway, Kingston St Mary The Council considered the above planning application and resolved to fully support this application. The Parish Council noted that: I. Tetton Gate is not located within the Quantock Hills Natural Landscape; II. the proposal is for a modest alteration to convert the existing garage to an annexe, using the same materials and external decoration to match the existing building;	

III. the annexe roof tiles will match those used for the existing garage;
IV. the annex will be well shielded from nearby residents and the proposed alterations will have little impact on neighbouring properties and will not be readily visible from the road.

Consequently, from a material planning consideration, this relatively modest and sympathetic conversion will be subservient to the scale of the main Tetton Gate property. In addition, the conversion of the garage into an annexe, will make more efficient use of this residential site and it will also be in keeping with the appearance and character of the existing Tetton Gate dwelling.

Case Ref: 20/24/0006/NMA - Application for a Non-Material Amendment to application 20/22/0020 for changes to design and appearance of dwelling at The Greenhouse, Newtons, Nailsborne, Kingston St Mary

The Council considered the above planning application and resolved to object to this application.

The Parish Council noted that the amendments to original application 20/22/0020 include:

I. incorporation of a carport into the dwelling, for which no details had been provided, including the possible removal of trees/vegetation;
II. inclusion of a swimming pool/gym into the dwelling, which will result in a reduction to the area previously designated for parking;
III. alteration to windows and doors, for which no specific details have been provided.

It was also noted that the conditions imposed when approving the original application 20/22/0020 stated that:

I. 'The development hereby approved shall not be occupied or the use commenced until the space has been laid out, drained and surfaced within the site in accordance with the approved plan(s) for the parking and turning of vehicles, and such area(s) shall not thereafter be used for any purpose other than the parking and turning of vehicles associated with the development.' (Condition No.3);
II. '…no extensions, additional floors, alterations, outbuildings, gates, walls, fences or other means of enclosure shall be erected on the site other than that expressly authorised by this permission shall be carried out without the further grant of planning permission'. (Condition No.10).

From a material planning consideration, the proposed amendments are not on the approved plans and are in breach of the conditions imposed by the original planning application 20/22/0020 and therefore are not non-material changes. Consequently, a fresh planning application is required, to ensure that the proposed alterations do not harm the character of the area or the amenity of neighbouring properties.

Case Ref: 20/24/0007 - Variation of Condition No. 01 (tourism occupancy only, appeal decision) and Condition No. 07 (removal of lodges after 12 months of vacancy) of application 20/06/0038 to allow Plots 5, 6, 7, 8, 10 and 12 to be occupied for permanent residential use at Mill Meadow, Parsonage Lane, Kingston St Mary

The Parish Council resolved to fully support the above Planning Application based on the following material planning considerations:

1. The proposal helps to meet the need for additional two/three bedroom residential housing in Kingston St Mary, as evidenced in Kingston St Mary's 2021 Housing Needs Survey. The provision of smaller residential accommodation is a social benefit to the community, meeting the documented need for more affordable housing for local 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 and is in a sustainable location. The site is surrounded by existing properties in the heart of the Mill Cross residential area of Kingston St Mary Village. Mill Meadow properties are serviced by a regular return bus service to Taunton (route 23/23B) and are 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 also identify opportunities for villages to grow and thrive, especially where this will support local services.
3. The Parish Council would prefer that these five properties were available for full time residential occupancy rather than as holiday homes, as this is considered to be a more efficient use of the land. Removal of the holiday occupancy restriction, would enable owners of these properties to identify with Kingston St Mary as their home and to make a positive contribution towards Parish activities, helping to sustain the vitality of the local community.
4. Mill Meadow properties are eco houses of an exceptional design. The properties will achieve an air tightness which comfortably exceeds building regulations and the new properties will be built to achieve/exceed the standard for Passive Houses. This provides the properties with high levels of energy efficiency, making the dwellings more resilient to climate change. The wooden materials and construction methods for the new houses will result in a net negative carbon footprint for these properties, due in part to the carbon capture of the timber used for their construction.

Somerset Council has recently approved Kingston St Mary's Neighbourhood Plan and set a Referendum date for 2 May 2024 for Kingston St Mary Parish adult residents to vote to adopt the Neighbourhood Plan as part of Somerset's Development Plan for determining planning applications. The Neighbourhood Plan is based on a 'Vision' formulated from the preferences of local residents, which states that 'Modest development will be welcomed to secure the long term sustainability and prosperity of the Parish, meeting identified housing, social, community and economic needs, enabling the population to grow whilst retaining the rural character and protecting the strong sense of identity'.

For the reasons stated above Planning application 20/24/0007 is fully supported by Kingston St Mary Parish Council. The application also has the support of local residents and its approval would make a practical contribution towards bringing the communities vision for the future of Kingston St Mary to life.

Case Ref: 20/24/0008 - Variation of Condition No. 01 (tourism occupancy only, appeal decision) and Condition No. 07 (removal of lodges after 12 months of vacancy) of application 20/06/0038 to allow Plot 9 to be occupied for permanent residential use at Heron Lodge, 9 Mill Meadow, Parsonage Lane, Kingston St Mary

The Parish Council resolved to fully support the above Planning Application based on the following material planning considerations:

1. The proposal helps to meet the need for additional residential housing in Kingston St Mary, by increasing the housing stock for full time residential occupancy. 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 and is in a sustainable location. The site is surrounded by existing properties in the heart of the Mill Cross residential area of Kingston St Mary Village. Mill Meadow properties are serviced by a regular return bus service to Taunton (route 23/23B) and are 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 also identify opportunities for villages to grow and thrive, especially where this will support local services.

3. The Parish Council would prefer that this property was available for full time residential occupancy rather than as a holiday home, as this is considered to be a more efficient use of the land. Removal of the holiday occupancy restriction, would enable the owner to identify with Kingston St Mary as their home and to make a positive contribution towards Parish activities, helping to sustain the vitality of the local community.
4. Heron Lodge is an eco-house of an exceptional design, achieving an air tightness which comfortably exceeds building regulations, built to achieve/exceed the standard for Passive Houses. This provides the property with a high level of energy efficiency, making the dwelling more resilient to climate change. The wooden materials and construction methods used result in a net negative carbon footprint for this property, due in part to the carbon capture of the timber used for its construction.

Somerset Council has recently approved Kingston St Mary's Neighbourhood Plan and set a Referendum date for 2 May 2024 for Kingston St Mary Parish adult residents to vote to adopt the Neighbourhood Plan as part of Somerset's Development Plan for determining planning applications. The Neighbourhood Plan is based on a 'Vision' formulated from the preferences of local residents, which states that 'Modest development will be welcomed to secure the long term sustainability and prosperity of the Parish, meeting identified housing, social, community and economic needs, enabling the population to grow whilst retaining the rural character and protecting the strong sense of identity'.

For the reasons stated above Planning application 20/24/0008 is fully supported by Kingston St Mary Parish Council and its approval would make a practical contribution towards bringing the communities vision for the future of Kingston St Mary to life.

Case Ref: 20/24/0009 - Variation of Condition No. 01 (tourism occupancy only, appeal decision) and Condition No. 07 (removal of lodges after 12 months of vacancy) of application 20/06/0038 to allow Cuckoo Lodge to be occupied for permanent residential use at Cuckoo Lodge, 7 Mill Meadow, Parsonage Lane, Kingston St Mary

The Parish Council resolved to fully support the above Planning Application based on the following material planning considerations:

1. The proposal helps to meet the need for additional residential housing in Kingston St Mary, by increasing the housing stock for full time residential occupancy. 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 and is in a sustainable location. The site is surrounded by existing properties in the heart of the Mill Cross residential area of Kingston St Mary Village. Mill Meadow properties are serviced by a regular return bus service to Taunton (route 23/23B) and are 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 also identify opportunities for villages to grow and thrive, especially where this will support local services.
3. The Parish Council would prefer that this property was available for full time residential occupancy rather than as a holiday home, as this is considered to be a more efficient use of the land. Removal of the holiday occupancy restriction, would enable the owner to identify with Kingston St Mary as their home and to make a positive contribution towards Parish activities, helping to sustain the vitality of the local community.
4. Cuckoo Lodge is an eco-house of an exceptional design, achieving an air tightness which comfortably exceeds building regulations, built to

	achieve/exceed the standard for Passive Houses. This provides the property with a high level of energy efficiency, making the dwelling more resilient to climate change. The wooden materials and construction methods used result in a net negative carbon footprint for this property, due in part to the carbon capture of the timber used for its construction. Somerset Council has recently approved Kingston St Mary's Neighbourhood Plan and set a Referendum date for 2 May 2024 for Kingston St Mary Parish adult residents to vote to adopt the Neighbourhood Plan as part of Somerset's Development Plan for determining planning applications. The Neighbourhood Plan is based on a 'Vision' formulated from the preferences of local residents, which states that 'Modest development will be welcomed to secure the long term sustainability and prosperity of the Parish, meeting identified housing, social, community and economic needs, enabling the population to grow whilst retaining the rural character and protecting the strong sense of identity'. For the reasons stated above Planning application 20/24/0009 is fully supported by Kingston St Mary Parish Council and its approval would make a practical contribution towards bringing the communities vision for the future of Kingston St Mary to life. **Case Ref: 20/24/0010/LEW** - Application for a Lawful Development Certificate for the existing residential occupation of Smokey Lodge as 1 No. dwelling at Smokey Farm, Dodhill Road, Staplegrove The Council considered the above planning application and raised no objection to this application. The Parish Council noted that: I. Smokey Farm is a working farm, requiring a significant amount of labour to milk some 300 cows twice a day; II. Smokey Lodge has been used as a residential dwelling in excess of 10 years without planning permission; III. the owner of Smokey Farm wishes to obtain a Certificate of Lawful Existing Use or Development for the existing occupation of Smokey Ldge as a dwelling; IV. the owner of Smokey Farm has provided evidence and confirmed that Smokey Lodge has been occupied as a residential dwelling, in breach of planning permission, for in excess of ten years; V. the Town and Country Planning Act 1990 sets out time limits, where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse. Stating that, no enforcement action may be taken after the end of four years beginning with the date of the breach. Consequently, from a material planning consideration and taking the above into consideration, the Parish Council raised no objection to Smokey Lodge continuing to be used as a residential dwelling. b) Conditional Approvals – **Case Ref: 20/23/0016/CQ** - Application for Prior Approval for proposed change of use from agricultural building into 5 No. dwelling houses (Class C3) and associated building operations at Rapshill Barn, Kingston St Mary. Decision of Prior Approval Approved (Conditional) was made by the Development Control Manager under delegated powers on 27/03/2024. The Council was updated on the situation regarding the conditional approval above by the Chair.	
5.0	**Matters Outstanding from Previous Minutes –** i. Noticeboard – Staplegrove Rural Area Cllr Stripp advised the Council that he had spoken to the residents of a nearby property, who had no objection to the proposed location of the noticeboard. ii. D-Day 80th Anniversary Beacon & Fete – 8th June 2024 Cllr Stripp updated the Council on progress. The Council agreed that in principle the Parish should have a Beacon for future events. However, as	Chair/Cllr Stripp Cllr Stripp

	it may not be available for 6th June, residents may wish to attend the celebrations at the nearby Somerset Wood. iii. Internet Banking The Council agreed to carry this item forward. iv. The Spinney The Chair advised the Council that a volunteer had come forward to become the Parish's Tree Warden and that they would produce a report concerning access and management of The Spinney for the Parish Council to discuss with the Woodland Trust. v. Parish noticeboards The Chair advised the Council that no one had come forward following a request in Link-Up for help to restore the Parish Noticeboards. vi. Parish lengthsman Cllr Chicken provided the Council with the report produced by the Bishop Lydeard's lengthsman and advised the Council that the local tradesmen was unable to attend the Council's April meeting. Cllr Chicken agreed to invite them to attend the Council's May meeting and to contact Bishops Lydeard Parish Council to understand how they manage their lengthsman.	Chair/Clerk Chair Chair/Clerk Cllr Chicken
6.0	**June Parish Council Meeting –** The Chair advised the Council that it was necessary to change the date of the Council's June meeting due to his and the Clerk's other commitments. The Council resolved to meet on the 18th June and not on the 11th as previously scheduled.	Clerk
7.0	**Speed Indicator Device -** The Chair updated the Council concerning the condition of the Speed Indicator Device and the proposal to purchase a solar powered replacement. Following a discussion it was decided that the possibility of repairing and converting the existing device should be investigated.	Chair
8.0	**Tree Warden –** The Chair advised the Council that Mr James Barns had agreed to become the Parish Tree Warden and that he was eminently qualified to undertake this role. The Council resolved to appoint James Barns as the Parish Tree Warden and that the Chair should produce and agree a remit with Mr Barnes.	Chair
9.0	**Annual Parish Meeting -** update The Chair advised the Council that the Annual Parish meeting would take place on 25th April and would be combined with a Neighbourhood Plan (NP) and Community Land Trust (CLT) meeting. The Council agreed that a flyer should be produced for delivery to every household in the Parish to remind residents when the Annual Parish Meeting would take place and where. The flyer would also provide details of the NP referendum, which will take place on 2nd May.	
10.0	**Asset and Service Devolution** – The Chair advised the Council that unfortunately the volunteer Somerset Council's RoW Volunteer & Trails Officer had recommended to help maintain the footpaths in Kingston St Mary was no longer available.	

11.0	**Local Community Network** – update The Chair advised the Council that Mr Ian Forrest had agreed to be the Council's representative on the Highways Working Group.	
12.0	**Climate Emergency –** update The Chair updated the Council on the progress being made by FWAG with respect to mapping the Kingston St Mary catchment and progress concerning Natural Flood Management schemes. The Chair also highlighted the ongoing problems in Park Lane, which he had reported to Somerset Highways. Although Highways have attended and made some progress their efforts have not fully resolved the problem. Water is still constantly running along Park Lane and into Pickney Lane. It was felt that a long-term plan is needed to resolve this issue.	
13.0	**Neighbourhood Plan** – update Cllr Stripp updated the Council concerning the referendum for Kingston St Mary's Neighbourhood Plan, which is scheduled for the 2nd May to coincide with the election of the Police and Crime Commissioner for Avon and Somerset.	
14.0	**Kingston Community Partnership** – update Cllr Stripp updated the Council concerning the Kingston Community Partnership and agreed that with the assistance of Cllr Simpson, the Good Neighbour Volunteers would be requested to deliver the NP flyer to residents ahead of the Annual Parish meeting.	Cllr Stripp/Cllr Simpson
15.0	**Financial Matters –** The Council noted the monthly bank reconciliation and approved the following payments: • £40.00 – Information Commissioner, annual data protection fee • £228.70 – Somerset Council, emptying of the dog waste bins for Qtr 4, Jan – Mar 2024 • £55.00 – Kingston St Mary Village Hall, hire of hall for 2 Nov 2023 Emergency Plan and GN volunteers meeting • £35.00 – Somerset Association of Local Councils, Principles of Internal and External Audit Councillor Training x 2	
16.0	**Items for Next Agenda –** Please pass any agenda items to the Clerk before the next meeting.	
17.0	**Items for Link-Up and KSM Website –** The Chair will submit a write up for Link Up.	
19.0	**Date of Next Meeting – 14th May 2024** The meeting closed at 20.30	
Signed:		
Dated:		