



LONG SUTTON PARISH COUNCIL

www.longsutton-pc.gov.uk

**Minutes Long Sutton Parish Council meeting, Long Sutton
Primary School Main Hall, on Tuesday 4th June 2024 at
6:30pm.**

Present: Councillors Cox (Chairman), Rousell (Vice Chairman), Pritchard, Rickards (arrived at 6.45 pm), Stoddart-Stones, Ward, Wielgus.

Members of the Public: 58

Somerset Councillors: Tim Kerley and Stephen Page

Public Questions and Observations started at: 6.30pm

Cllr Cox welcomed everyone into the meeting and thanked the primary school for hosting this meeting. Housekeeping was overviewed and fire exits pointed out.

Questions or comments about topics that are not an agenda item:

The visibility at the Tengore Lane junction with the A372 is appalling. The clerk is to contact Somerset Council to ensure that action is taken to cut back vegetation.

Somerset Councillors Report

Public session ended at: 6.33pm.

The meeting started at: 6.33pm

Minutes

24/024: Apologies for absence (LGA 1972 s85(1)).

To receive and approve apologies for absence.

Apologies for absence were received from Cllr Coombes.

It was RESOLVED to accept the apologies and reasons submitted.

24/025: Declarations of Interest.

Declarations of Interests. Members to declare any interests, including disclosable pecuniary interests they may have in agenda items that accord with the requirements of the Parish



Council's Code of Conduct and to consider any written requests for dispensations that accord with the Localism Act 2011 s33 (b-e) (this does not preclude any later declaration).
None

24/026: Minutes of the last meeting held on 7th May 2024 (LGA 1972sch12 para 41(1)).

To receive and approve the minutes of the meeting held on 7th May 2024 as a true and accurate record of that meeting.

It was RESOLVED to agree the minutes of the Annual Parish Council meeting held on 7th May 2024 as a true and accurate record of that meeting.

There were no matters arising for discussion this evening.

Cllr Cox signed the minutes.

24/027: Planning application. Planning applications can be viewed on the [Somerset council website](#).

- a. Application 24/00816/FUL Land at Martock Road, Long Sutton TA10 9JS. Erection of a dwelling, garage and residential annexe with associated access and parking. (response by 06.06.2024).

Cllr Rousell overviewed the application. There are no public comments, and Highways advice is standard. The applicant is seeking permission to erect a 2 storey building, with 5 bedrooms, and an annexe.

The meeting closed at 6.38pm, and the planning agent in attendance spoke on behalf of the applicant.

A short overview of the application was provided, highlighting the areas that have been addressed from the previously submitted but subsequently withdrawn application.

Cllr Cox gave attendees an opportunity to comment, no members of the public spoke.

The meeting reopened at 6.42pm.

Councillors discussed the application with the following noted:

- The design and appearance of the proposed building is much more in keeping with properties within close proximity. The size and scale of the property is more understated.
- Footpaths is extended
- The annexe is now attached to the side of the house and the garage is now tucked at the side of the property.
- Solar panels are now incorporated into the design.



- The Parish Council have noted that previous requests have been observed, and councillors are grateful that the applicant has taken on board the comments made about the previous planning application submitted for this location. The incorporation of climate change mitigation (solar panels) is welcomed.

It was RESOLVED that there are no objections to this planning application.

Cllr Rickards GR arrived at 6.45 pm. Cllr Rickards declared a non-pecuniary interest in that a relative lives on Shute Lane, within the proximity of the following two planning agenda items.

- b. Application 23/02764/FUL Land Os 8370 Part Martock Road Long Sutton TA10 LU. Erection of a courtyard of 8, 2 storey dwellings for either sole or shared occupancy forming a part of a C3 sheltered/support housing scheme include car parking, gardens, landscaping and associated infrastructure (response by 10.06.2024, extension granted).

Cllr Rousell overviewed this planning application and noted that although this and the following agenda item both refer to the same location, the applications will each have a to separate response. The planning application was overviewed, and it was noted that there are 24 comments on the Somerset Council Planning portal (all objections).

- c. Application 23/02675/FUL Land Os Part Martock Road, Long Sutton, TA10 9LU. Erection of x2 Use Class E buildings with associated highways access, surfacing, infrastructure, surface water and foul sewer management systems with a landscaping and planting scheme for implementation. (response to 06.06.2024, extension granted).

Cllr Rousell outlined this planning application, at the same time, and noted that there are 41 comments on the website (all objections).

The meeting closed at 6.48 pm to permit comments from the members of the public attending. There was no representation from the applicant. Attendees were encouraged to keep to factual information.

Members of the public spoke and raised the following points:

- C3 dwellings – if planning permission is granted, this can be changed without a further application/consultation. The current proposal is for sheltered accommodation, but this can be altered.
- The size of the Class E buildings are vast.
- Concerns regarding flooding in the localised area. Is a full flood risk assessment going to be conducted?



Cllr Tim Kerley spoke and noted that he sits on the Somerset Planning Committee. There is an issue with the red lines on the plan, as displayed this evening, which is to be revised.

- There is a lack of pedestrian access to local services. Concern re additional traffic created. Is installation of a footpath and pedestrian crossing within the control of the applicant?
- Concerns regarding uses of the proposed buildings. Commercial buildings have no commercial use; to support houses alone, commercial need not justified. C3 dwellings labelled but the plans indicated show multiple occupancy. Impacts of the development; the environment of the site not considered. Close proximity to grade 2 listed buildings, harm would be caused to the setting.
- Mitigation of the flood risk: concern that the statistics/data being used for rainfall are not representative of the climate change issues.

Cllr Tim Kerley responded regarding mitigation, and rainfall issues. Legislation states that all developments must have 15% better drainage due to RAMSAR

- Footway and controlled crossing shown on the drawing is outside the red line of the planning application. Access cannot be granted without full permission from that landowner. No evidence of the required surveys to support a controlled crossing.
- Visibility splay diagram discussed, and the potential footpath. Removing the hedgerow will create visibility and encourage speeding vehicles.
- The Ecology Report does not flag up barn owls nesting in a property directly adjacent to the site.
- Concerns regarding flooding and the increase of runoff water, where is the runoff water directed to?

Cllr Tim Kerley responded that Wessex Water is a statutory consultee, and will confirm capacity.

- Flash flooding with drains overflowing has seen incidence of raw sewage in overflow water. Increased run off collides with other localised runoff water, which then causes flooding.
- Applicant maintains that the land is not used but currently there are cows in the field grazing.

Cllr Cox commented that a neighbourhood plan is being considered within the budget next year, as it would cost several thousand pounds and a substantial volume of time. Cllr Cox also noted that a petition of 193 signature has been handed to the clerk this evening to be forwarded to Somerset Council.

Cllr Stephen Page left at 7.15pm.

The meeting restarted at 7.16pm.

Cllr Rousell overviewed both planning applications for councillors, and showed some photos taken of the entrance of the site both from the village hall aspect and the top end of Martock Road. The photos demonstrated where the pedestrian crossing detailed on the



plans is located. It was noted that hedges would need to be substantially cut back for visibility purposes.

The combined plan diagram was displayed, and it was noted that if the planning applications were discussed completely separately, the site would have no access, and the other commercial buildings would not support anything substantial.

23/02764/FUL 8 Dwellings at Land Os8370 Part Martock Road Long Sutton TA10 9LU.

- The proposals will have a major impact on the visual amenities of the village both from the approach along the B3152 and also from Shute Lane looking up into the land parcel. This development will destroy the vista across the Somerset Levels. This is contrary to Policy EQ2.
- The layout is not in keeping with other aspects of the village.
- The design and layout are contrary of the vernacular design of the village that is based on road frontage buildings creating street scenes, not estates – although there is a new estate in the village, much of which has been designed contrary to public support and in some case without planning permission.
- There is no demonstrable need for such development in Long Sutton. The applicant assumes that there will be need for homes of multiple occupancy, but with no evidence to prove this assumption.
- The designs and layout – with up to 5-bedroom spaces per unit and a total of 40 bed spaces (assuming no co-habiting in the same bedroom) is out of keeping with any development to be found in such a rural location.
- Is this a C3 or C4 application and does it really link to 23/02675/FUL 2 class E structures? This application cannot be determined until this is clarified. The definitions of C3/C4 were read out for clarification, and councillors felt that the applicant should be applying under C4.
- As it is proposed that this development is for multiple occupants, there is no detail as to the management, tenure or governance of the site. This is important as it will impact services within the village.
- If this is for sheltered housing, then who is supporting the residents?
- This application should not be determined until all these questions have been answered robustly and honestly as would be the case should a registered, recognised housing association have applied.
- The proposed development is within very close proximity to a grade II listed property at Sutton Farmhouse. Previous unrelated planning applications located further away have been rejected due to the proximity to this grade II listed property. Planning policy of this nature needs to be applied consistently and this application fails to accord with Policy EQ3.
- The ecological report submitted is over 4 years old and is therefore not relevant and contrary to Policy EQ4.



- Barn Owls and Bats are residents of the neighbouring Grade 2 list building at Sutton Farmhouse. These protected species will be negatively impacted by this development, but there is no mention of the presence in this aging report.
- The removal of the hedging that will be required to create a suitable highway link will have a dramatic negative impact on the landscape including the loss of established trees contrary to policy EQ2.
- There is inadequate parking for this volume of dwellings. 8 dwellings of multiple occupancy and a potential capacity of 40 residents (single occupancy).
- Inadequate parking for support workers to either attend and reside, or to attend multiple times per day.
- There are no electric car charging points on the plan.
- There is no access from the Highway to this development so it should be refused.
- If application 23/02675/FUL -2 class E structures, is to serve this application, then why is it not on one application. If that application is refused, then this development is landlocked.
- The number of traffic movement per day on Martock Road could increase by 10%.
- Both the pedestrian crossing, and the footpath indicated on the plan are not within the power of the applicant.
- Amenities cannot be gained as there is no access from the development to the main road indicated on the plan.
- While in planning terms, Long Sutton is a sustainable community due to its community infrastructure, this is an unsustainable development as Long Sutton does not have any formal public transport (just a weekly community bus to Langport), so the transport needs of the residents of this proposed development will not be met as required.
- Management of surface water and flooding is insufficient and is contrary to policy EQ1.
- All the run-off from this development and other developments within the curtilage of this land parcel will end up in Shute Lane that has experienced severe flooding during recent winters. No mitigating controls will be able to off-set this flood risk as the flood risk will be greater with such an expanse of surface and roof water in periods of heavy rainfall.
- All of the services are provided in a separate location. Solar batteries are small. If they are to service the 8 properties, they should be situated within the curtilage of this application and not 23/02675/FUL. Likewise, charging points should be situated at each dwelling.
- This planning application does not work as an independent application – without 23/02675/FUL there is no vehicle access.
- Lack of clarification regarding the classification of use – no support/supervision/governance of the properties.



- The class of building – C3 sheltered/support housing – can be amended at any time to C4. There is no provision for care workers to be on site, either for parking or to reside.
- The location for this type of development is inappropriate.
- The applicants claim to have consulted with the community. This is false as all the applicant has done is drop letters through some letterboxes. No feedback has been provided by the applicant of what the suggested “consultation” actually concluded.
- The applicant failed to consult with the Parish Council at any time during the preparation of these proposals.
- A petition of nearly 200 signatures objecting to the proposal has been lodged with the LPA and nearly 80 people attend the Parish Council meeting when this application was considered – none of whom were supportive of the application.
- It is clear that there is no community support for this application which is contrary to Policy SS2.

It was RESOLVED object to application 23/02764/FUL for the reasons and observations as listed above.

23/02675/FUL Land OS 8370 Martock Road Long Sutton TA10 9LU

- The site overlooks several properties along Shute Lane, all of whom have objected to the development on rising land that will look directly into said properties.
- The height of the proposed buildings is unclear. The footprint, however, is large in size and scale.
- The design and layout of the proposed buildings does not accord with their proposed use, but look to be designed in such a way as they could be converted without any internal changes to residential.
- The visual amenity for the properties that in Shute Lane that back onto the proposed site will be impacted as set out further in these observations.
- The scale of the development is not commensurate with its suggested purpose contrary to policy SS2.
- The proposed development is within very close proximity to a grade II listed property. Previous independent planning applications located further away have been rejected due to the proximity to a grade II listed property. Planning policy of this nature needs to be applied consistently.
- The ecological report submitted is over 4 years old and is therefore not relevant and contrary to Policy EQ4.
- Barn Owls and Bats are residents of the neighbouring Grade 2 list building at Sutton Farmhouse. These protected species will be negatively impacted by this development, but there is no mention of the presence in this aging report.



- The removal of the hedging that will be required to create a suitable highway link will have a dramatic negative impact on the landscape including the loss of established trees contrary to policy EQ2.
- The footpath shown along the B3153 is not within the power of the applicant and contrary to policy TA5
- As set out above removal of the hedging that will be required to create a suitable highway link will have a dramatic negative impact on the landscape including the loss of established trees.
- By nature of the proposed activities, the site will produce noise disturbance that has not been considered in the application and to which a full up to date noise impact assessment would be required.
- The unnecessary disturbance caused by estate maintenance machinery will have a detrimental impact on neighbouring properties.
- Management of surface water and flooding is insufficient and is contrary to policy EQ1.
- All the run-off from this development and other developments within the curtilage of this land parcel will end up in Shute Lane that has experienced severe flooding during recent winters. No mitigating controls will be able to off-set this flood risk.
- Management of the green space around the buildings does not require the size and scale of these commercial buildings.
- If the green space is for the residential proposal adjacent to utilise, there is no clear access for this.
- The planning application does not work as an independent planning application as there is no link to the area it is proposed service for – solar panels and EV charging points so far from the area to be serviced makes a mockery of sustainable development.
- The applicants claim to have consulted with the community. This is false as all the applicant has done is drop letters through some letterboxes. No feedback has been provided by the applicant of what the suggested “consultation” actually concluded.
- The applicant failed to consult with the Parish Council at any time during the preparation of these proposals
- A petition of nearly 200 signatures objecting to the proposal has been lodged with the LPA and nearly 80 people attend the Parish Council meeting when this application was considered – none of whom were supportive of the application.
- It is clear that there is no community support for this application which is contrary to Policy SS2.

It was RESOLVED object to planning application 23/02675/FUL for the reasons and observations as above.

Members of the public exited the meeting.



- d. Update on any existing planning applications.

None.

24/028: Finance

- a. To approve the accounts for payment in June 2024.

It was RESOLVED to approve the payments for June 2024, including a renewal for Parish Online, £72.

- b. To view and approve the bank reconciliation for 30th April 2024.

It was RESOLVED to agree the bank reconciliation to 30th April 2024.

24/029: To review quotes for a replacement laptop for the parish clerk.

The quotes obtained for a new laptop were overviewed. It was RESOLVED that the clerk is delegated to order which of the three laptops would be appropriate. It was RESOLVED that the clerk would order the Lenovo laptop, at a cost of £525.

24/030: Tengore lane Solar Panel income/Community Benefits Payment.

To agree the Deed of Variation which extends the period for the Community Benefits Payment for a further 10-year period. To delegate to the clerk to sign the Deed of Variation on behalf of the parish council.

Councillors were keen to state that inflation has increased significantly and asked that the clerk enquires as to whether the benefit payments can be increased., before signing the deed to extend the agreement.

It was RESOLVED to delegate to the clerk to establish if there can be any increase in the payment, and once the payment level had been agreed, that the clerk can sign the agreement on behalf of the council.

24/031: Casual Vacancy

To consider any applications received to fill the casual vacancy on the Parish Council by co-option. There has been one application received, and this is to be deferred to the July meeting of the parish council.

24/032: Village Hall and Recreation Ground

Matters brought forward by the committee. This item is to be deferred to the next meeting.



24/033: Play area Refurbishment

To receive an update regarding the play area refurbishment. This item is to be deferred to the next meeting.

24/034: Tennis Court Refurbishment

To receive an update regarding the tennis court refurbishment. This item is to be deferred to the next meeting, if required. It is hoped that the courts will be fully completed by the next meeting.

24/035: Pavilion Refurbishment

To receive an update regarding the pavilion refurbishment. This item is to be deferred to the next meeting.

24/036: Communication: website and e-newsletter

- a. To agree the priority for the July newsletter to be sent to the clerk as soon as possible for inclusion.
- b. Actions for consideration and approval. None

24/037: Reinstatement Valuations for Parish Council assets.

To receive an update, if available. This item is to be deferred to the next meeting.

24/038: Review of Parish Council policies:

- a. Standing orders.

The [standing orders](#) can be found on the parish council website. To review as published, currently no updates or changes.

It was RESOLVED to agree and adopt the standing orders as published on the parish council website.

- b. Financial Regulations.

There are new model financial regulations, which will require some time to adapt to the parish council. The recommendation is to review the [current financial regulations](#) (with no amendments) and consider the new ones when ready to do so.

It was RESOLVED to agree the financial regulations as published on the parish council website, and that the clerk is to review the new model financial regulations to be presented at a future parish council meeting for review and adoption.



24/039: Representative reports from councillors.

- a. Community Safety (including the monthly crime statistics from [Police.uk](https://www.police.uk) and the Speed Indicator Device). This item is to be deferred to the next meeting.
- b. Lengthsman. To receive a short verbal report of works undertaken in the parish. This item is to be deferred to the next meeting.
- c. Highways and Footpaths. To receive an update about any planned or completed works. This item is to be deferred to the next meeting.

24/040: Other correspondence not previously distributed. None.

24/041: Date of next meeting.

Parish Council meeting Tuesday 2nd July 2024, 7.30pm. The Village Hall and Recreation Ground Trustee AGM is to be held immediately before the next Parish Council meeting, at 7.30 pm.

24/042: Agenda items for the next meeting.

Apologies from Neal Ward.

Meeting closed 8.05pm.

END OF MINUTES