

**MINUTES OF THE MEETING OF SHEPTON MONTAGUE PARISH COUNCIL
HELD IN THE VILLAGE HALL, SHEPTON MONTAGUE ON THURSDAY 22ND
NOVEMBER 2018 AT 7.30pm**

(Draft minutes for approval at the next meeting)

Present: Richard Ellis (chair), Paul Williams, Richard Reed, Margaret Hill (Clerk), and 8 members of the Parish.

1. **Apologies for absence:** were received from Janet Robinson, Andrew Wiley and P.C.S.O. Tim Russell.
2. **Declarations of Interest:** None
3. **Minutes of last meeting:** were signed as a correct record.
4. **Matters Arising:**
 - **Fingerpost restoration:** Appreciation was expressed for the considerable hard work put in by Andrew Wiley on restoring fingerposts. Thanks were also expressed to John Hill and Paul Williams for their work on the Stoney Stoke posts.
 - **Drains from Welham along Cattle Hill:** Work on the drains has commenced.
 - **Grit bins:** the grit bin opposite Fairbank House is empty. The one in Stoney Stoke is half empty. The one opposite the Hollows is full. Council has some bags of grit/salt which will be placed in the empty bins for general use this winter.
5. **Planning Application no: 18/03494/AGN Notification of intent to erect an agricultural building for the processing and storage of apples, apple juice, cider and machinery. Land by Higher Shepton Road, Shepton Montague.**

The clerk reported that she had been copied in to letters raising concerns about this proposal from four Parish residents. Several residents spoke from the floor to raise further concerns and ask questions which Oliver Dowding, the applicant, then gave responses and answers to. Mr Dowding confirmed that the only difference from the previous (withdrawn) planning application was in relation to the proposed location of the building. The building would now be located further away from the houses and lower in the landscape as the ground slopes down. He said the building would not be visible from the houses now. The size and materials are the same. He confirmed that the drainage from the building would be into a blind ditch at the top of the orchard, though in fact there would be very little to drain. Roof water would drain the same way. He confirmed that he would be planting trees to screen the building at the bottom and side of the site.

Asked about the agreement he had entered into to not develop this area behind the houses, Mr Dowding confirmed that he had no intention of building houses on the site, not even within the new structure, nor on the land now a carpark in the village.

With regard to the containers which are still in the orchard in breach of Planning regulations, Mr Dowding said their removal was not conditional upon obtaining permission for the new building and that he had not got round to moving them.

Members then discussed the proposal and resolved to return the following comments to the Planning Department to reflect the views of residents and Council.

Shepton Montague Parish Council observations:

- The previous application for an agricultural building sited nearer the houses was withdrawn. Council note that in proposing this alternative site for the building, the unwelcome visual impact of the building has been much reduced.
- The very large size of the building is still of some concern. Mr Dowding has offered to plant more trees to screen the building and this would be welcomed along the side and the bottom of the site.
- There is a single access track to the field and the proposed building which goes behind houses. The residents are concerned about traffic movements along this track behind their houses with attendant noise and disturbance. There is also concern about noise from bottling and other activities within the building itself.
- Whilst the Parish Council welcomes opportunities for agricultural practice in the area, we are still concerned that this application does not fall within Permitted Agricultural Development for reasons outlined in our comments on the previous application (18/02269/AGN).
- Mr Dowding has confirmed that he intends to honour the agreement he entered into in 1994 when planning permission was granted (for the houses which back on to the proposed development), NOT to develop the surrounding fields for residential use. He has stated that he has no intention of building any houses in these fields. It would be helpful if this agreement was reiterated/confirmed in any future permissions.

Mr. Dowding agreed that the containers he has positioned in breach of planning regulations are a separate issue from this application and their removal is not dependent on permission being granted for this agricultural building. The Parish Council would therefore appreciate speedy enforcement action to facilitate their removal.

6. **Correspondence:** The Chair reported that he had received a survey by email requesting Council to allocate local footpaths to various categories. As all the footpaths are used by walkers and dog walkers he will complete the survey with this information.

7. **A.o.b.** None

8. **Open discussion**

There being no further business the meeting closed at 8.16 pm.

Chairman _____ Date _____