

# KILMERSDON PARISH COUNCIL

## Minutes of the Extraordinary Meeting of Kilmersdon Parish Council

Held at the Coles Garden Meeting Room  
At 5.00pm on Monday 14<sup>th</sup> August 2023

**PRESENT:** Cllr N Ham (Chair) Cllrs J Clayton, A Cook, D Hudson and D Lucas

**ABSENT:** -

**ATTENDING:** Six members of the public

### 1. APOLOGIES

K Hutton and R Moss

### 2. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 3. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chairman explained that he was deputising for K Hutton and Cllr D Hudson was taking minutes, deputising for R Moss, as neither were able to attend.

Because of the respective numbers of the members of the public who wished to speak on the two agenda items, the Chairman advised the order would be reversed.

### 4. PUBLIC SPEAKING TIME

Five members of the public spoke about application 2022/0614/OUT:

- One advised that he had been notified by post five days ago and believed that was because of proximity to the proposed development.
- One was emailed today with an email that day notifying amendments to the application with a revised date of 4<sup>th</sup> September 2023 for comments.
- Concern was expressed by a number of the members of the public about employment, social matters, capacity of the water supply, insufficient secondary education capacity, insufficient surgery space, doctors and dentists, lack of consultation.
- Requests were made to the Parish Council to make the parish aware of the application and its impact on the parish – this to include putting it on the parish website, request for a deferral to the Planning Department, take up the developers offer of a meeting, contact the new MP, put in the Parish News, potentially expedite the issue of the Parish News.
- The meeting gave a unanimous mandate to the Parish Council to object in the strongest terms to the proposed development

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One member spoke about application 2023/1192/FUL:

- Explained she was an equestrian consultant and undertook legal work in equestrian matters.
- Children do benefit from the interaction and the centre does a good job. However, the horses ride on the road which poses a safety risk and any potential to increase capacity would increase that risk.

### 5. PLANNING APPLICATIONS

5.1. A number of actions were captured for the Parish Council, relating to 2022/0614/OUT, during the public speaking time. It was agreed to follow up these with owners as detailed below

- Check the deadline for submission for comments with the case officer and request an extension to the date to obtain parishioners feedback at the normal September 2023 parish council meeting – **Action:** Cllr D Hudson

***Post meeting note: agreement by the Principal Planning Officer, Nikki White that Kilmersdon PC comments can be received up to 29<sup>th</sup> September 2023.***

- Make the parish aware of the application and its impact on the parish – **Action:** Kilmersdon Parish Council
- Highlighting the application on the parish website – **Action:** Cllr D Hudson:
- Take up the developer's offer of a meeting – **Action:** Clerk
- Contact the new MP – **Action:** Clerk
- Put a write-up in the Parish News – **Action:** Cllr D Hudson:

5.2 It was unanimously agreed to recommend refusal of the 2022/0614/OUT for the reasons set out:

5.2.1 Insufficient consultation – Kilmersdon Parish Council only became aware from another Parish Council and the offer of a site visit by the developer could not have been held until after the original deadline for comments. This has undermined the ability of Kilmersdon Parish Council to act on behalf of the community it represents and it also undermines the structure of local democracy.

5.2.2 Traffic Generation – the proposed development would typically have two cars per dwelling. The recent developments have seen traffic on the A367 slow down to walking pace during rush hour. The impact of some 360 additional cars (minimum) on the A367 will mean it will not be viable for through traffic. Drivers will take the B3139 through Kilmersdon for routes to Bath and beyond. The effect on Kilmersdon will be devastating and is outlined further in Highway Safety below.

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- 5.2.3 Traffic Survey - Kilmersdon Parish Council is not aware of any Traffic Survey in Mendip for 20 years, yet the National Planning Policy Framework requires sustainable development. The proposed development is not sustainable in terms of the existing road infrastructure. The lack of data via a Traffic Survey speaks of a system which is developer driven and fails to engage with the real impact on residents' lives. Informal monitoring of traffic via the Speedwatch system has seen traffic increase three fold on the B3139 in the period to February 2020.
- 5.2.4 Highway Safety - as traffic increases through Kilmersdon there is absolutely no safe means for children and other pedestrians to cross the B3139 to reach Kilmersdon Primary School. Recent years have seen the 30mph limit signs moved closer to the village meaning that traffic hits the centre of the village at speed, coming downhill to a bend and immediately past a pub where parking restricts the width of the road at busy times. This constitutes a fatal combination of elements.
- 5.2.5 Capacity of Physical infrastructure - the existing B3139 through Kilmersdon Parish suffers from speeding, poor road surface at the Red House Farm which leads to multiple accidents on the bend, lack of armco barriers on the approach to Ammerdown with cars regularly going off the road onto a steep incline and a history of accidents at the Terry Hill crossroads, despite recent attempts to improve this junction.
- 5.2.6 Deficiencies in social facilities - the 2014 statistics for schools show that Hemington is the only primary school with capacity to take pupils. Although the new primary school at Silver Street (Midsomer Norton) has been built, it is our understanding that this is for families primarily living in Bath and North East Somerset and not necessarily for those in Mendip. Furthermore, there is no corresponding capacity for secondary schools in this area. Similarly there is not the capacity within the existing hospitals, doctors, dentists and public transport to accommodate the new dwellings.
- 5.2.6 Adverse impact on nature conservation and biodiversity - the existing land is farmed by tenant farmers for the production of food. It is our understanding that this is Grade 3 Agricultural land and according to National Planning Policy should not be used for development. The land forms natural sponges for water drainage which is vital for the existing A367 which suffers from severe surface water flooding. Biodiversity is being eroded as this natural corridor for wildlife disappears.
- 5.2.7 Economic sustainability - the lack of sufficient local work means that new residents would predominantly commute out of the area.

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5.2.8 Character of Kilmersdon - Kilmersdon is a unified, historic rural parish, with a village of around 260 dwellings at its centre. The new development would divide the parish into two main settlements, with a third of the population living separately in a corner of the parish, with completely different needs and history.

5.3 It was unanimously agreed to recommend refusal of the application 2023/1192/FUL because there is an existing safety issue with the students riding on the roads adjacent to the centre and the potential increase in capacity with the erection of new stables next to the existing barn would exacerbate this.

5.3.1 It was agreed that the council should request an investigation whether the feed store is being used for this purpose.

The meeting ended at 6.30pm

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