



Meeting of the above named Parish Council held on  
**Thursday 12<sup>th</sup> November 2020 at 1830 hrs via Zoom**

Present: - Cllrs. Emsley, Evans, Fielding, Marten, Purcell  
together with the Clerk

Also in attendance: - 4 members of the public

**PLEASE NOTE OUR PARISH WEBSITE: [lydfordonfosse.co.uk](http://lydfordonfosse.co.uk)**

### November Minutes

#### 175/20 Open Public Participation Session

No comments from the public. Meeting was joined by County Councillor Nigel Hewitt-Cooper. He reported that the new recycling scheme was largely successful and will endeavour to iron out any teething problems with new collections etc. Budgens pavement improvement has reached an impasse (please see further details in item 185/20/2). A request was made to the councillor to provide an update in next month's meeting of the "One Somerset" proposal.

#### 176/20 Policing/Neighbourhood Watch

Cllr. Fielding reported unauthorised vehicle on Lydford Lane. Registration details and video footage were given to the police. Lynne Mitchell to follow up with our PCSO.

#### 177/20 Ultrafast Broadband

No further progress to report this month. Item to be removed from the agenda unless status changes.

#### Closed Council session

#### 178/20 To receive apologies for absence

Apology received from Cllrs. Bartlett and Rood.

#### 179/20 Declaration of Member's Interests

None.

#### 180/20 Minutes of previous meeting

October Minutes were approved and will be signed once face-to-face meeting recommence.

#### 181/20 Matters arising from previous minutes

None.

182/20 IDDEA PV Solar Proposal  
Please see attached appendix for details of the scheme. A resolution was passed by the council to support the Brue Valley partnership. Clerk to act as liaison.

183/20 Planning matters  
Update on Local Plan Part II  
Please see attached appendix for details.

/1 New Planning applications: (1)  
[2020/2136/HSE](#)

Erection of two storey rear extension and internal alterations.  
Rubbery Farm, Rubbery Lane, Lydford On Fosse Glastonbury TA11 7HE

- 1) The proposed site is extremely close to the previous application 2020/0457 and there is a concern that the area is getting a little congested. Increasing the number of properties on this small lane will naturally increase the number of people and traffic. This may be disruptive to neighbouring properties and to wildlife.

Signed: \_\_\_\_\_

- 2) As in the owners' previous application, the councillors would like to remove permitted development rights if planning permission is to be granted.

- 3) Again, the councillors would like to draw attention to the previous application (2020/0457) conditions regarding bats and external lighting and would like to see the same conditions applied in this instance.

Comments were submitted to MDC by 16<sup>th</sup> November 2020

/2 Applications Awaiting Decision: (5)  
[2020/1602/OTS](#)

Outline Planning Permission for the erection of 2no self-build or custom build dwellings with details of access.

Millway House Fosse Way Lydford On Fosse Glastonbury Somerton

Comments were submitted to MDC by 12<sup>th</sup> October 2020

[2020/01536/FUL](#)

Application for Erection of Livestock Building

Land East Of Rubbery Farm, Rubbery Lane, Lydford On Fosse

Comments were submitted to MDC by 7<sup>th</sup> September 2020

[2020/0697/OTS](#)

Application for Outline Planning Permission with some matters reserved for the erection of 1 single storey dwelling with details of access, landscaping, layout and scale.

Land At Cotton's Lane, Castle Cary Road Lydford On Fosse Glastonbury Somerset

Comments submitted to MDC by 22<sup>nd</sup> May 2020

[2020/0851/OTS](#)

Application for Outline Planning Permission with some matters reserved for the construction of five dwellings and associated vehicular access with details of access & layout.

Church Lane, East Lydford, TA11 7HD

Comments submitted to MDC by 26<sup>th</sup> May 2020

[2020/0910/FUL](#)

Erection of a single storey dwelling with associated access and parking

Land east of Squires Mardi's Lane, West Lydford

Comments submitted to MDC by 3<sup>rd</sup> June 2020

/3 New Planning Decisions: (1) (Decision made after agenda was published)

**2020/1506/FUL**

Replacement of existing timber garden building and log store new garden building in excess of 2.5m high and change of use of part rear garden from agricultural to residential.

Shilling House High Street West Lydford Glastonbury TA11 7DB

Approved with conditions.

**/4 Planning Enforcements: (0)**

**184/20 Finance:  
/1 Payments Due**

The following cheques were approved for payment.

Name of Payee	Description of Cheque	Amount
Additional payments made since the last notification of the Agenda:		
Shepton Mallet Landscapes	Cricket Ground Maintenance	£176.40
Ralph Berry	British Legion Wreaths	£50.00
<b>The following payments are due:</b>		
J. Nicol	Clerk's Salary for Nov '20	£270.20
SLCC	Membership Renewal	£78.00
J. Nicol	Ink	£9.25

**Signed:** \_\_\_\_\_

**/2 To agree accounts for October 2020**

The accounts were sent electronically to Cllr Rood for approval and information to all other councillors.

**/3 The bank reconciliation for October 2020**

The reconciliations were sent electronically to Cllr Bartlett and were approved. They will be signed during the next face-face meeting.

**185/20 To receive reports on the following Posts of Responsibilities:**

**/1 Highways & Speedwatch: To include Grit provision**

- No Speedwatch activity due to Covid-19 restrictions.
- Grit boxes at Post Office and Church Lane are full. West Lydford's box is half full. Clerk to email Highways regarding the protocols for handling the grit by members of the public.
- Cllr Marten has been informed that some of the residents on the A37 in the new 40 mph zone have sold their properties as a direct result of continued speeding. A delivery driver has also complained about how dangerous the stretch is.

**/2 Pavements/Signage**

Re. Budgens Pavement Improvement - Andy Nellist has written to the landowners with an offer to buy the strip of land and any legal expenses this might incur, however he is yet to hear back from them.

**/3 Footpaths**

Concrete tank on Lydford Lane needs to be removed when the ground is hard enough not to cause damage. Cllr. Fielding to email Chris East for an update. Stile on public path in orchards needs replacing, possible with a metal kissing gate. Cllr. Fielding to progress.

**/4 Website - Coronavirus information updated weekly. Clerk to give report next month on footfall statistics.**

- 186/20 **IDDEA PV Solar Proposal**  
This item was moved up the agenda for the benefit of Cllr. Phillips. Please see 182/20.
- 187/20 **School Bus Driver**  
Clerk to report the incident of dangerous driving to bus company and to Ansford's headteacher.
- 188/20 **Internal Audit**  
The internal audit was completed by Derek Sharp and approved by the councillors. The chairman will sign the paperwork at the next face-to-face meeting. Clerk to deliver a bottle of wine to Derek to say thank you from the PC.
- 189/20 **CCTV upgrade funding proposal**  
The councillors have invited Ralph Berry (church warden) to the December meeting to gather more information regarding costs.
- 190/20 **Ash View Farm update**  
Clerk has sent a letter to SCC/MDC in support of the Babcary PC.  
Cllr. Evans waiting on Environment Agency inspection on 13<sup>th</sup> November.
- 191/20 **Village Action Group feedback/Bridge Petition**  
It was unanimously agreed that links to petitions on the parish website were to be considered on a case by case basis. Naomi Pauley and Ralph Berry to be invited to speak next month regarding their proposed petition.

Signed: \_\_\_\_\_

- 192/20 **Honeypot Lane update**  
Clerk to chase Chris East for an update.
- 193/20 **Agenda items for next meeting**  
"One Somerset" proposal.
- 194/20 **The date of the next Zoom meeting was confirmed as December 10th 2020, 1830 hrs.**

Meeting finishes: 2015 hrs  
Minutes prepared by Julie Nicol, Parish Clerk

Signed: \_\_\_\_\_

## APPENDIX

### • SOLAR STREETS - A SOLAR PV INITIATIVE PRESENTED BY CLLR. MARY PHILLIPS OF BALTONSBOROUGH PC

Solar Streets is an idea originally initiated by Frome Town Council in early 2019. Working on the principle that bulk buying reduces cost, FTC approached a number of companies offering solar PV to see if they could provide a lower cost PV system if a number of residents signed up. It is therefore similar to the many oil buying schemes that are available, or to TrueSpeed's broadband offering. IDDEA were the only company able to do this. FTC went ahead and by December 2019, 70 installations had taken place. You can read the whole story here:

<https://www.frometowncouncil.gov.uk/your-community/resilience/solar-streets/> and IDDEA's web page on Solar Streets is here: <https://www.iddea.co.uk/what-is-solar-streets/>

Since then, other councils have supported the Solar Streets initiative including Wells City Council in partnership with Avalon Community Energy (see <https://www.sustainablewells.org.uk/wp-content/uploads/2020/01/Wells-SS-2-3-poster.pdf>) and Glastonbury Town Council. A resolution to support Solar Streets was passed by Glastonbury TC in March and promotion of the scheme has begun, but was interrupted by the COVID-19 lockdown. Mendip District Council also support the scheme. A further scheme has been approved by Henley Town Council (see <https://www.henleyherald.com/2020/02/20/more-affordable-solar-panels-offered-under-new-solar-streets-climate-change-initiative/>). Other villages are also getting on board; Rode and Norton-St-Philip PCs are considering a joint

scheme and Wanstrow PC is currently negotiating with partner villages in its area.

IDDEA work with local community groups and councils to advertise the opportunity in the area. Advertising is via community information evenings (on Zoom), fliers, local press and social media. Interested customers are placed into an installation pool and surveys completed. Advice on payback period is given which conforms to the regulations covering solar PV installations. If the roof is suitable, a deposit is paid and once 10 deposits have been received bulk ordering of equipment and installations is booked in. IDDEA also own a scaffolding company, so offer a full service. The process is very efficient and results in a favourable price for the householder; £4000 for a 14 panel, 4KW system. As well as a very reasonably priced system, Solar Streets also offer:

- £50 per installation donated to a local renewable energy project
- Advice on devices to maximise savings such as batteries, water heaters and monitors
- Advice on other areas to save energy and money

IDDEA is based in Edington (just outside Westbury, Wiltshire). They are renewable energy system specialists in Solar PV, Battery storage, and Electric Vehicle charging. They have installed over 800 domestic, commercial and utility scale Solar PV systems.

I have made an initial enquiry to IDDEA as Baltonsborough covers a much smaller area than Wells, Frome, etc. They would be willing to be flexible as regards area so that Baltonsborough could join with Barton-St-David, Butleigh and Keinton Mandeville to form Brue Valley Solar Streets.

The PC's involvement is simply to make householders aware of the opportunity and to support it. The PV systems are paid for by householders who enter into a contract with IDDEA, so the PC will not bear any cost or liability. The participating PCs endorse the offer by having their names/logos as well as that of MDC on marketing materials etc. As noted above, FTC could not find another provider willing or able to match IDDEA's offer. Henley TC also made enquiries regarding other suppliers and you can see these in full at:

[https://www.henleytowncouncil.gov.uk/controls/DownloadDocument.ashx?](https://www.henleytowncouncil.gov.uk/controls/DownloadDocument.ashx?docID=ze5355TMUPYCXNQVWJ1284iLjz&alD=2604)

[docID=ze5355TMUPYCXNQVWJ1284iLjz&alD=2604](https://www.henleytowncouncil.gov.uk/controls/DownloadDocument.ashx?docID=ze5355TMUPYCXNQVWJ1284iLjz&alD=2604) (see pages 5 and 6). In sum, they were not able to find another supplier who could match IDDEA's price at the quantity involved. You will also see an endorsement of IDDEA by Anna Francis, the Resilience Manager at Frome Town Council:

"I'm writing to express my support for working with IDDEA to set up a solar streets project. We chose to work with IDDEA because they were the only company that we found that could offer a 3.85kw system at £3,750.....They also had a very good track record locally, were recommend to me by another credible solar organisation.....To date we have had 34 installations with another 30 in the pipeline.....The project has cost the council nothing, we simply added our logo to their leaflet, have co-written a couple of press releases and held two information evenings. I would fully recommend working with them".

### **Recommendation**

- Baltonsborough PC to work with neighbouring PCs (Butleigh, Barton-St-David and Keinton Mandeville) to set up a Solar Streets scheme in the Brue Valley. This was agreed at the PC meeting held on 3<sup>rd</sup> September.
- Consequently, work with IDDEA to finalise the details of the scheme, to be launched early in 2021 or earlier if possible.

## **(2) Mendip Plan Part II - An update**

As you may have seen for yourselves Local Plan 2 is still in the hands of an external Examiner, Mike Fox, who began his in-depth examination and hearings early last year. It is still ongoing and will now run into next year. Following his initial hearings, he has concluded that LP2 could be capable of being found sound subject to modification. Included in the Main Modifications (MMs) was a further 505 more dwellings in the North of the district - Midsomer Norton, Rode and Norton St Philip - to which there have been 399 responses - 80% from local residents. They felt that 505 was not justified as LP2 was already providing more housing than required in LP1

The only impacts on the Lydfords appears to be MM1 which changes the 'up to' 25 houses requirement to 'a minimum of', and, MM7 which deals with the curtailment of the Open Areas of Local Significance, which Ken will report on below. On a wider note however:

- There are two major issues which will impact on the Local Planning system - the Govt White Paper and the

move towards a Unitary, or Combined Authorities in Somerset

- The White Paper intends to streamline the planning process via a new planning act to be implemented over the next couple of years. It is intended that the NPPF is to guide development - no local plan policies apart from those involving design codes, standards etc. It is felt that Local Plans are too slow and suffer from endless delays - furthermore every LPA is different.
- Single Somerset Authority - it is felt that individual councils are not efficient - duplication, adult social care, child care etc. Moves are also afoot to combine councils - see 'One Somerset' - two unitary councils to replace the four districts and the county council - this could be in place as soon as 2023 - during 2022 a shadow authority has been talked about which would provide a 'practise run' to the new authority.

LGS - Local Green Spaces

This National terminology has replaced the previous OALS - Open Areas of Local Significance, which was a term specific to Mendip.

As a result, the Inspector has advised that more rigorous criteria should be applied to justify their importance. As a result, more building land has been highlighted throughout Mendip. The majority of this land is to the north of the Mendip area.

There are currently two parcels of land in West Lydford designated as LGS, both are private garden areas.