

# DUNSTER PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL EXTRA ORDINARY MEETING HELD ON 19<sup>th</sup> February 2019  
10.30am at DUNSTER TITHE BARN MEETING ROOM

## Attendees

**Councillors:** D Challoner (Chair), A Vicary, G Lamacraft, A Webber and C Eil

**Clerk:** Mrs Sarah Towells

**Other:** Christine Lawrence (SCC) Pete Brown (Architects for Tea rooms) plus 14 members of public

## Apologies

**Councillors:** P Finney, G Dibble and C Oliver

**Other:**

**18/169 Apologies:** As listed above

**18/170 Declarations of interest and dispensations:** There were none.

**18/171 Planning:** The following applications were considered.

ENP	6/10/18/113	Water Mill Tea Rooms, Mill Lane, Dunster	Amended plans notification
ENP	6/10/19/103	Dunster Surgery, West Street, Dunster	Proposed variation of condition 5 of approved application 6/10/15/109 to retain landscaping already carried out on site and not provide additional landscaping as previously approved to the northern boundary

Mr Brown addressed the meeting stating that ecological considerations had been put in place to include habitation for the bats. He went on to say the Environment Agency have no objection to the proposal and confirm the flood resilient measures set out in the flood risk assessment comply with EA requirements.

Cllr Lamacraft read out additional information the Parish Council had received from ENP planning department, this was followed by Cllr Challoner reading more information and a letter of support from Gareth Ebborn. Cllr Challoner also read out a letter of objection from Helen Binnie.

Jenni Fender addressed the meeting by stating the additional 50 covers would have an impact on trade in the village, impact further on car parking and was concerned there was no reference to opening hours. Elizabeth Hall agreed with Jenni. Len Smith was very concerned about the number of cars in the street stating that about 50% turn around and come straight back out. Mr Smith thought signage should be better and additional staff should not use public parking and must use National Trust designated parking. This would help a bit with parking issues.

The facility Manager from Dunster Castle assured the tea room would not be open when the National Trust car park was closed.

Robin Dasgupta has owned the Castle House Tea Rooms for 18 years and is happy with healthy competition in the village. However, the Water Mill Tea Rooms at present has 31 indoor covers with an additional 50 planned, this would increase to 81 inside with 100 outside. He went on to say National Trust visitors have increased in the past 9 years from 110 thousand to 220 thousand but numbers in the village have reduced by half. He produced some photographs he had taken at 1.03 pm in June and no people were visible in any of the pictures, but there were only 7 available spaces in the National Trust Car Park. As previously stated, he is happy with healthy competition in the Village but was not happy with the watermill Tea Room plans. He feels it would have huge complications for parking and feels a truly independent economic impact survey should be conducted. He asks the Council to support residents in advertising agendas for meetings better. The Clerk had arranged to send Jenni Fender agendas in the future, and she will publish them.

John Denver-Smith was also concerned about parking issues. Park Street resident Claire Beale said employees must be made to park in the National Trust Car Park.

After a proposal by Cllr Lamacraft and seconded by Cllr Ell it was unanimously resolved to support the application on the conditions that staff use the National Trust Car Park and that an independent economic impact survey is carried out.

After a proposal by Cllr Vicary and seconded by Cllr Ell it was resolved with one against to object to the Doctors surgery plans and revert to the original plans to include the landscaping to the northern boundary.

**18/172 Date for Parish Assembly:** It was resolved to hold the Parish assembly on 17<sup>th</sup> April at 7pm in the Tithe Barn.

Meeting closed 11.50 am

Signed ..... Date.....