

**MINUTES OF AN ORDINARY MEETING OF THE PARISH COUNCIL HELD ON
14 NOVEMBER 2012 AT THE VILLAGE HALL, WELLS ROAD, CHILCOMPTON**

1. **Present:** Cllrs. Pickford (Chairman), Pike, Aldridge, Foster, Gregory, Morgan, Richardson-Aitken, Stanford & Thwaites. MDCllr. Steven Priscott, SCCllr. Harvey Siggs (8.05pm).

Apologies: Cllrs. Bacik & Mattick. PCSO Nikki Housley.

2. **Public Participation:** There were 3 members of the public present, including 2 representatives from the Childrens Centre.
3. **Representative from the Childrens Centre to speak:** Sian Angel spoke on behalf of the Family Services section at The Mill and said they would like to have more of a presence in the village, be part of the community and to participate in community events. They feel that it is important for Family Services and the community to support each other, to raise the profile of Family Services and what they offer, especially to families in crisis in this economic climate. This includes, one to one parent support, financial advice and a stay and play scheme, covering an area down to Draycott. This is separate from the nursery provision at The Mill which parents pay for. It was agreed the Council will help where they can, publicise their services on a notice board and the new website, and include them in any public events.
4. **Minutes of the Previous Ordinary Meeting:** In item 5.b) Cllr. Stanford recorded that he said 'as we advertised 50p for stickers to go towards Speedwatch scheme, we should show some urgency in getting this scheme operating'. In item 14.e) it should read 'her' not 'him'. With these amendments, the Minutes were agreed as true record and signed.
5. **Ongoing Matters:**
- a) 06/11 - Allotments in the village: 2 requests received in the village. Hemington, Hardington & Foxcote PC have written to say they have a number of plots available on their new Hemmington allotment. It was agreed to let the above 2 villagers know of these plots. (04/11)
 - b) 08/11 - Murals inside 2 Bus Shelters: Small amount of artwork still to be done. Cllr. Bacik confirmed the paint is available and in good condition to finish the job. Cllr. Pike has asked for this from Cllr. Bacik and is awaiting a further reply. It was decided this will now be left until the better weather in the Spring. (06/08)
 - c) 03/12 - Emergency Plan Proposal: Plan & 'Cascade tree' to be published on the website.
 - d) 08/12 - The Drang Footpath: Hand rail being repaired and extended to top of path. This has not been done and Clerk will remind. 03/12
 - e) 09/12 - Radstock Museum - Community history exhibition: Chilcompton to be included in the second exhibition in 2014. 07/12
 - f) 09/12 - Automatic External Defibrillator: Rotary have placed this at the village hall. Invoice received for the installation - £168 inc VAT. It was noted that the village hall caretaker is being trained to use this, although clear instructions are on the defibrillator for anyone to use.
6. **MDCllr. Priscott:** Steven outlined the current situation on the new 'Local Plan'. The Clerk confirmed that the Parish Information Bulletin – November edition includes notice of final consultation on LDF, now known as the Local Plan, from 22 November to 17 January 2013.
7. **Matters Arising:**
- a) **Traffic Safety at Lynch Hill:** The Clerk e-mailed Harvey to let him know that we 'want' the speed limit on this section reduced from 40mph to 30mph now. All other entrances to the village drop from 60mph to 30mph, and we feel that the 40mph limit is a waste of time; changing this to 30mph has little cost implications to SCC. She also asked for a feasibility study to be carried out in the future when finance allows. It was agreed to copy in Highways and the Police. Harvey advised this will not be as easy as we think; we will lose the traffic calming repeater signs in a 30mph zone and it may affect the mobile camera positioning. However, he feels this is achievable but it may take up to 18 months to implement. 8/12

Signed..... Date.....Witnessed.....

- b) **Obscured lights in Parsonage Lane:** SCC Lighting to check all of Parsonage Lane and cut back where necessary. The Clerk will ask Cllr. Mattick if this has been done. 7/12
- c) **Community Speedwatch:** Cllr. Pike confirmed he had been given the speed camera and will pass this to the Clerk to give to Cllr. Morgan. 4 volunteers still awaiting speed watch training and Cllr. Morgan will chase this up. Cllr. Stanford said this should be expedited and suggested setting proposed dates to start. 3/11
- d) **Police Report:** PCSO Nikki Housley sent her apologies and a report as follows: 11/10 - report of a male hanging around the front of the school. 12/10 - A fire in a joiners work shop in Overdale on the Wells road. 16/10 - a very boisterous dog running around in the Coal pit lane area. 02/11 - A break in in an empty house and at that time not known what had been taken. 06/11 - Males in Pines Close knocking on doors trying to sell Broadband.
- e) **Queen's Jubilee:** The sub-committee has decided on a position for a planter between the zebra crossing and the Montsurs sign on the grassed area, possibly against the wall and the Clerk has written to Highways to ask permission. Bulbs in readiness for planting have been purchased. They are also looking at various stone built planters and will get some prices. Concern was voiced at the positioning of this as it may affect the pedestrian traffic of school children and parents at busy times. The sub committee will give this some thought. 8/12
- f) **Neighbourhood Plan:** John Meeker is coming to our Planning meeting on 28 November. The Clerk will re-send the information e-mail to Councillors. The Clerk asked that Councillors e-mail questions they would like to put to John Meeker. Cllr. Foster mentioned the Redan pub is having work done on it but future plans have not been confirmed yet. 07/12
- g) **Stockhill church yard and boundary:** Cut back hedging around the graveyard on the inside, plus around the tree in the middle. The Clerk has asked Browns for a quote to get this done but not heard back. Budget set of £150. It was agreed we should contact the PCC to let them know of our planned work before proceeding. 07/12
- h) **New Clerk:** The interview panel advised 3 people were interviewed and a new clerk appointed – Malcolm Rigby to start from 1 December. The Clerk will work with Malcolm during December and finish on 31 December. A new Clerk's contract is being drawn up. Councillors congratulated the interview panel on their efficient work is getting this organised.
- i) **Carters Way Bench:** Cllrs. Gregory and Stanford have kindly repaired the bench. Expenses costs to the Clerk to reimburse. 10/12
- j) **Gritting & New Bins:** Salt bags (10 x 20kg) now available again from Highways depots. Cllr. Aldridge agreed to collect our quota on 24 Nov. New bin for Bowden Hill purchased. Cllr. Gregory advised the gun club are also replacing theirs in Tunnel Lane. The Clerk will find out when the bins are to be filled for this winter so our new bins can be placed in time.
- k) **2012/2309 – Erection of 9 dwellings at Naish's Cross:** The Clerk wrote to Neil Pincombe at Highways planning to take on board our views on this and on the land at Sestri. Acknowledgement received and John Gallimore to respond. 10/12
- l) **2012/1586 - Annexe at 2 Hoecroft:** It was questioned why there is no condition on the use of the annexe on the Planning Decision. The Clerk will write to Planning to ask. 10/12
- m) **Life Education:** Request for grant towards 2 day session at the school for drug and health advice to the children. Cllr. Aldridge advised this is a bone fide request but the costs have been covered for this year. The next time they come will be in 2-3 years time. It was agreed to write back to Life Education to let them know that we will be happy to receive their request again in the future. 10/12
- n) **Local Choices Events November 2012:** Cllr. Stanford did not attend as this was a workshop and the topics covered were not relevant. 10/12

Signed..... Date.....Witnessed.....

- o) **SIDs sign at Lynch Hill:** Cllr. Siggs mentioned that we may have 3 SID positions with the Lynch Hill one, and will take control of the sign ourselves, sharing it with 2 other local Councils; Highways currently looking into this. Councillors asked if and how the data collected by the SID's is useful. The Clerk will write and ask for an answer and for more detailed feedback. It was thought it may be worth having Dave Grabham to speak on this and the Clerk will raise this with him. 10/12
- p) **More rural housing in Parsonage Lane:** The Clerk has written to support more rural housing in principal if a need is shown, and MDC's proposal of carrying out a housing survey. Our only concerns are - overstretching our infrastructure as the school is already oversubscribed, and the lack of a safe, easily accessible pedestrian route to the centre of the village. Reply received from Nina Richards noting our concerns and stating that they will seek to address any issues at the appropriate pre-application stage should they receive a meaningful housing needs response. This is the first step and if they are unfortunate in receiving a poor response, they will at least have sufficient evidence not to pursue things any further. The Community Council for Devon will act as the independent service for the housing needs survey, and she will keep us informed throughout the process. 10/12
- q) **Application for permitted development for extensions on The Bungalow,** The Clerk e-mailed Matt Williams to ask why, after our objections to the garage and the problem with the TPO on the tree, we have not be consulted on this application. Are the extensions small enough to be allowed, even after the permitted large garage which has already increased the footprint? Matt has replied advising the application is to determine whether this is lawful under relevant legislation and is not a subjective matter on whether or not the works take place. Therefore, it is not open for consultation. (Note: Decision made 20/11/12 – not lawful). 10/12
- r) **Red zebra crossing warning sign:** Councillors agreed this is lost in all the Downside Motors red signage and the Clerk will write to SCC Highways about our concerns. It was noted that a black box is fixed to this sign and the Clerk will ask what this is. It was also mentioned that the new illuminated 30mph is broken and being fixed by Highways. 10/12
- s) **Street lights:** No. 2 The Street is still out, and now all the lights apart from the top one in Rock Road is out. The Clerk will advise SCC Lighting. 10/12
- t) **Overgrown wild garden in the Playing Field:** The Clerk has asked the Gardening Club to attend to this. A few Councillors thought that this is not the responsibility of the Gardening Club but the original Playing Field group. The Clerk will follow this up.
8. **SCC Siggs:** Harvey advised that SCC can only have a 1% increase on Council tax without a referendum; managing the money doesn't get any easier. They are encouraging PC's to take on more responsibility and there are funds to assist. Currently, grants are available from the Community Enablement fund.
9. **Playing Field – Children's play area:** Moving and providing new goalposts will be put on hold for the moment. Just the new gate to be purchased and installed. Quote for pruning the ash and sycamore trees inside the play areas will be left until the leaves fall off the trees - it was noted there are two specialists in the village that we can approach.
10. **Village Plan Report:** Cllr. Stanford reported the sub committee meeting was held on 6 Nov. The draft has been collated and Peter & Sue Sinclair have commented on a large % of the document. The comments on the individuals sections are now being considered with a view to getting a final draft. The launch will be decided at the December meeting. He was proud to announce that the village young people have been awarded a community award by the SRYP org. for the work they did with the Youth Plan Questionnaire. They received the award at Taunton CC on 29th October. A further presentation will take place at the next VP meeting, which will be a photo opportunity and a chance for some good publicity. Cllr. Thwaites added the Parish Council's congratulations on this achievement.

Signed..... Date.....Witnessed.....

11. **Recreation Committee Report:** No invoice received yet for the plans on CD. Cllr. Mattick has sent a report to say that only general club running and maintenance issues were discussed at the last Recreation meeting. He also asked why the arranged meeting with the Parish Council sub-committee was cancelled and Cllr. Pike advised some members could not make this meeting at short notice.

12. **Planning Applications:**

- a) 2012/2457 – Installation of solar voltaic panels to south facing slope of garage (prev. known as the Old Mulberry Shop before it was brought within the curtilage of 1 Gainsborough), Although 1 Gainsborough is listed Grade II, the garage is not and the panels will face away from the house – 1 Gainsborough, The Street, Chilcompton – Recommend Approval.
- b) 2012/2457 – Installation of solar voltaic panels to south facing slope of garage (prev. known as the Old Mulberry Shop before it was brought within the curtilage of 1 Gainsborough), Although 1 Gainsborough is listed Grade II, the garage is not and the panels will face away from the house – (Listed Building Consent), 1 Gainsborough, The Street, Chilcompton – Recommend Approval.

Sub-Committees:

- c) 2012/2418 – demolition of existing house and proposed construction of residential development of 9 two storey houses with associated access road and landscaping, Sestri, Broadway, Chilcompton - Recommend Refusal of this application as this proposed development is too large for Chilcompton especially given that an excessive amount of building has taken place in the village in recent years and will take us substantially over the 80 homes up to 2026 as suggested by the draft LDF. Demolishing Sestri will take away part of the character of the village, which local people appreciate and want to preserve. This house is structurally sound, is architecturally interesting, and is well suited to the street scene. The proposed development will have an overwhelming negative impact on neighbouring properties and spoil the continuity of housing in this area. The houses are too large to be of benefit to local people, 81% of whom agreed in the recent village plan survey that the need is mainly for 1 and 2 bed units. These houses would only be for the general market with no element of affordable housing, much needed in Chilcompton; or provide any contribution to the village, such as play or amenity area (being under the number which makes this requirement). This plan constitutes backland development and is blatant garden grabbing. It will take away wildlife habitats and green areas that are necessary for residents' health and well-being. It will compromise the environment rather than improve or enhance it. There could be an additional 24 vehicles to serve the development, which will be a considerable increase in traffic to and from the B3139, a very busy road. The access is opposite Greenditch Close and Broadway Close and will also create an additional hazard. Storm drains are inadequate causing flooding at times and run off from this development would affect the valley and Broadway Close opposite. The proposal would not benefit the economic activity of the village. There is little employment here and prospective residents would of necessity be commuters to large cities. The size of this development is not sustainable. The school is oversubscribed; the only shop's car park is always full leading to parking on the roads. The developer already has planning permission for 12 dwellings on the Glebe land site, this was granted in 2002 and no work has yet started. They have also a current application being considered for 9 houses at Naishes Cross. Together with this application, this makes a total of 30 houses, which is unacceptable. Chilcompton has reached its limit physically and its facilities are overstretched; ever more building cannot be sustained. Its village character and charm is in danger of being lost as gardens and green areas are being built on. Developments as proposed must be refused in accordance with residents' wishes and their well-being and for the sake of sustainability.
- d) 2012/2465 – first floor side extension, 3 Mendip Fields, Stockhill Road, Chilcompton – Recommend approval.

Signed..... Date.....Witnessed.....

13. Planning Decision:

- a) 2012/1004 – Single storey rear extension to replace existing extension, 3 Valley View, Chilcompton – Approve with conditions.

14. New Website Spending Approval: At the last website meeting, Cllr. Morgan was elected to Chairman; Cllr. Aldridge was going to look into the best package for us; the Clerk was sending past Minutes to load up onto the website, and Cllr. Thwaites and the Clerk were going to work out how to set up the parishclerk e-mail for the new clerk. The aim is to get the website set up in December to be usable in the New Year. It was agreed to meet again at the beginning of December. Cllr. Aldridge advised we are looking to get the Silver software package and this was agreed by the Council. The aim is for Alex to get us up and running and then for each group to control their own web page.

15. Co-Opting a new Councillor: 2 applications received from Jean Gardiner and Shaun Maundrill. On a ballot vote, it was decided to co-opt Shaun Maundrill to the Council. The Clerk will send out a confirming letter and the necessary paperwork.

16. Accounts:

			£
656 – A J & R C Brown	- Grass Cutting x 2 + Strim Millen FP	-	367.20
657 – Darren Wilkins Electrical Ltd	- Install defibrillator	-	168.00
658 – MSN & Radstock Journal	- new Clerk advert	-	27.89
659 – Mrs N A Jarman	- Net Salary	-	229.13
660 – Mrs N A Jarman	- Reimbursements (inc. planter bulbs)	-	39.10
661 – Post Office (HMRC)	- Clerks Tax	-	57.20
662 – MSN Royal Legion	- Poppy Wreath	-	<u>18.00</u>
			888.52

17. Granting a dispensation: Cllr. Pike proposed, Cllr. Foster seconded and all agreed not to have to disclose any Pecuniary Interest, to allow the Resolution to set a Precept.

18. Precept Budget: After some discussion and calculation of the draft budget, the Precept was set at the same figure as the last 2 years - £24,500.

19. Correspondence:

- a) St Vigor & St John School – advising the nettles were cut back some time ago and the wall is being repaired this week.
- b) Mendip Housing – outlining the new Rough Sleeper reporting line, and Government's No Second Night Out scheme. Circulated to Councillors for information. The Clerk will put a notice on the notice board.
- c) Community Council – outlining Flood Aware scheme and direction to online link. Circulated to Councillors for information.
- d) SALC – East Area Meeting 3 December in Glastonbury, Minutes and Agenda. Advice on setting a budget. Invitation to stand for new Smaller Council's Committee - circulated to Councillors.
- e) Parish Information Bulletin – November edition includes notice of final consultation on LDF, now known as the Local Plan, from 22 November to 17 January 2013. Next Rural Forum set for 21 January 2013.

Signed..... Date.....Witnessed.....

20. Any Other Business:

- a) Following a request, the Clerk has asked Highways for the chevrons under bridge in Fry's Well to be reinstated.
- b) Following the agreement at the last Planning meeting, the Clerk reported the high wall at 6 Stockhill Road to MDC Enforcement.
- c) Cllr. Stanford advised that he had attended the Mendip Forum on 29 October, which included the topics - Mendip Community Transport, and Understanding the Planning Process Planning. It had been previously agreed to join the Mendip Community Support organisation and the Clerk will arrange this.
- d) Cllr. Pike mentioned that our Chairman Marlene Pickford won a top award in the recent Heart of Somerset Community Awards in the Community Project category. The Chairman gave an outline of these awards presented by Valerie Singleton. A vote of congratulations was given from all Councillors and it was agreed the presentation plaque should be displayed on the wall in the village hall lounge, for all to see.

21. Date of next meeting: This was fixed for 12 December 2012.

22. Close: The Chairman closed the meeting at 9.35pm.

Signed..... Date.....Witnessed.....