

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

1. **Present:** Cllrs. Pickford (Chairman), Pike, Aldridge, Foster, Gregory, Mattick, Morgan, Richardson-Aitken, Stanford & Thwaites.

**Apologies:** Cllrs. Bacik. SCCllr. Harvey Siggs, MDCllr. Steven Priscott & PCSO Nikki Housley.

2. **Public Participation:** There were 4 members of the public present.

3. **Minutes of the Previous Ordinary Meeting:** In item 9. sentence 3, it should read 'plan' not plant. With this amendment, the Minutes were agreed as true record and signed.

4. **Ongoing Matters:**

- a) 06/11 - Allotments in the village: 2 requests received. (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. (06/08)
- c) 03/12 - gritting for next winter: Salt bags (10 x 20kg) available from either Frome or Glastonbury depots. Salt bin on Bowden Hill is split. Proforma invoice obtained from Reece Safety Products (Gritbins.co.uk) for 14 cu.ft. bin and cheque prepared. Bin to be delivered to Cllr. Mattick.
- d) 03/12 - Emergency Plan Proposal: Plan & 'Cascade tree' circulated to Councillors and will be published on the website.
- e) 08/12 - The Drang Footpath: Hand rail being repaired and extended to top of path. 03/12
- f) 09/12 - Radstock Museum - Community history exhibition: Chilcompton to be included in the second exhibition in 2014. 07/12
- g) 09/12 - Automatic External Defibrillator: Rotary have placed this at the village hall. Invoice to come for installation approx. £150. 07/12

5. **Matters Arising:**

- a) **Traffic Safety at Lynch Hill:** Harvey has advised that, to intervene to get more traffic safety is asking the impossible. He is happy to try to get this into a future programme. It was agreed to let Harvey 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. We will also ask for a feasibility study to be carried out in the future when finance allows.
- b) **Community Speedwatch:** 6 volunteers for the speed watch sessions. 4 awaiting training and Terry will organise – Cllr. Morgan to chase this up. Oakhill PC have agreed to lend us their spare gun, the Clerk will make arrangements for it to be picked up. Terry is supplying further 100 x 30mph stickers and the Clerk has prepared a cheque. Cllr. Stanford asked if we are still selling the stickers for 50p as noted in the Autumn Newsletter, in aid of Speedwatch.
- c) **Police Report:** PCSO Nikki Housley sent her apologies and a report as follows: 18/09 - A report of dangerous driving along the Wells road; 27/09 - A minor road traffic collision on the junction of Coal Pit Lane, and 03/10 - A car crashed into a wall on Bowdens hill. We now have a Camera Safety Enforcement officer who will come out for speeding vehicles (this is the van with the camera facing out the back); Nikki asked where we would like him to prioritise most and it was agreed as we have so many possible sites to leave this up to the Police but to ask for his presence as often as possible. Finally, our new Beat Manager is Lindsey Rogerson and she will try to attend a future meeting.
- d) **Queen's Jubilee:** The Clerk gave details for 6ft. wooden planters as the stone ones are very expensive. It was decided that a sub-committee of Cllrs. Pickford, Stanford and Richardson-Aitken will choose a suitable spot and decide on a planter.

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

- e) **Verge overgrown on the bend in Parsonage Lane:** The Clerk has written to Highways again stating you cannot see around this bend, what is the definition of dangerous and to write pointing out that with the rural housing nearby serving families with pushchairs and no cars, this poses a significant risk to pedestrians and is an accident waiting to happen. They have agreed to look at this bend again (Ref: 274635). 6/12
  - f) **Obscured lights in Parsonage Lane:** SCC Lighting to check all of Parsonage Lane and cut back where necessary. This has not been done and the Clerk will chase. 7/12
  - g) **Neighbourhood Plan:** The Clerk has written to Entreprise to keep The Redan pub open as it is considered a village amenity. John Meeker cannot make our Planning meeting on 24/10, it was suggested we ask him to our Planning meeting on 28 November and the Clerk will write. It was noted the majority of Councillors are interested in a Neighbourhood Plan. 07/12
  - h) **Stockhill church yard and boundary:** It was agreed the hedging around the graveyard on the inside could do with some cutting back, plus around the tree in the middle, and the Clerk will ask Browns for a quote to get this done. Budget set of £150. The Chairman is happy to meet with Browns on site to point out the work to be done. The Clerk wrote to Browns but they have not contacted anyone. The Clerk will chase. 07/12
  - i) **New Clerk:** Applications being received. Closing date 26 October. Interviews to follow. The Clerk asked if they received an application from an experienced Clerk, would they be open to changing the meeting day each month. This is a point to consider.
  - j) **Carters Way Bench:** This is missing a plank and Cllrs. Gregory and Stanford kindly agreed to organise it's replacement.
6. **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. We have won a Bronze Award in Play Area Category of Playing Field of the Year 2012. Certificate and Cheque received from SPFA for £25.00. Bert Boxall kindly collected this award for us.
7. **Village Plan Report:** Cllr. Stanford reported that the meeting on 2 October reviewed the individual drafts, and minor suggestions were agreed. The final drafts will now be submitted with a view to bringing them all together as part of the village plan. Next meeting 16 October.
8. **Recreation Committee Report:** Plans on CD received and circulated to the sub-committee. They have agreed for Cllr. Thwaites to check the dimensions on the original plan (as they are not clearly shown on the plan) and to verify these with the Recreation Committee before proceeding further. Cllr. Mattick advised that the Recreation Committee had not met since the last meeting.
9. **Planning Applications:**
- a) 2012/1004 – single storey rear extension to replace existing extension (amended plans), 3 Valley View, Bakers Lane, Chilcompton – Approve.
  - b) 2012/2309 – Erection of 9 dwellings with associated access and landscaping, Land at Naish's Cross, Chilcompton – Recommend refusal as the site is outside the building development line. The proposal is for general market and no consideration is given to any affordable housing; it will overstretch our current village infrastructure and therefore brings no benefit to the village.
- This proposed substantial development is too large for Chilcompton and 9 dwellings will take us over the 80 homes proposed in Mendip District Council's LDF. This developer already has planning permission on neighbouring land taking development of these fields to 21 houses, and which could lead to more, with further infilling.

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

The size of the dwellings (8 x 4beds and 1 x 3 beds) does not meet the demand of villagers, which in Village Plan survey carried out this Summer (returned by 69% of villagers) showed that the majority (88%) wanted more 1 and 2 bed units, rather than 4/5 bed units. The Survey also returned 81% saying NO to development outside the village envelope on greenfield or agricultural land. The access will bring more traffic to the busy B3356, which is no more than a lane and already serving two industrial estates. It is close to the junction with the B3139 to the west and a crossroads to the east. There are two accesses serving 6 houses opposite the proposed access. This road is also used by Co-op customers including elderly pedestrians. This road is used for overflow car parking for the popular village pub close by, especially when there is an event on. In the interests of pedestrian safety, pavements on both sides of the access road would be essential and it is not clear from the plan whether this is so. The site has supported breeding owls for some years and several deer are often in evidence. Pheasants and other wild life inhabit this area. Councillors want planning officers to understand that Chilcompton has reached its limit. Its facilities are stretched, the school is fully subscribed, oversubscribed at times; the Co-op car park is often full leading to cars parking on roads at Naishes Cross. More building on this scale cannot be sustained. N.B. Discrepancies on the application: The house at number 6 Stockhill Road is not shown on the plan. The extended garden at the back of Broadhayes is not shown. Proposed housing on the Glebeland site nearby is shown on the site plan as having been built, which is not the case. The applicant states that 'the site is bounded by hedgerow and trees', which is not the case for all the boundaries.

#### Sub-Committees:

- c) 2012/1586 - 2 storey side and rear extension, remodelling internal layout and incorporating self-contained annexe accommodation (as per amended plans received 29 August 2012), 2 Hoecroft, Chilcompton - Recommend Approval with reservations about adequate parking for the existing property (2 Hoecroft) and the proposed self contained annexe. We would not wish to see this extension become a separate dwelling and therefore recommend that the self contained annexe should always be ancillary to the house.

#### 10. Planning Decisions:

- a) 2012/1557 – Demolition of existing property and erection of detached dwelling and garage, Roclyn, Bowden Hill, Chilcompton – Approved subject to access and parking laid out first.
- b) 2012/1586 - 2 storey side and rear extension, remodelling internal layout and incorporating self-contained annexe accommodation (as per amended plans received 29 August 2012), 2 Hoecroft, Chilcompton – Approved with normal conditions.

11. **Website Items:** Cllr. Stanford's CD of photos and Chairman's photos passed to Alex and sub-committee meeting being arranged for next week. It was agreed a chair should be appointed to move things along.

#### 12. Accounts:

		£
649 – A J & R C Brown	- Grass Cutting x 2 + Strimming	415.20
650 – VHMC	- Hall Rent inc. VP meetings	63.05
651 – Mendip Community Speedwatch	- more 30mph stickers	50.00
652 – Reece Safety Products Ltd	- new 14 cu.m. grit bin	172.20
653 – Mrs N A Jarman	- Net Salary	229.13
654 – Mrs N A Jarman	- Reimbursements	16.55
655 – Post Office (HMRC)	- Clerks Tax	<u>57.20</u>
		1003.33

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

**1. Correspondence:**

- a) VAT Reclaim received by BACs for £1,158.87.
- b) VHMC – advising they have increased their hire charges from 1 October. Our meeting charge will be £10.00 (2 hours) and planning meeting £2.50 (1/2 hour).
- c) SCC Highways – Temporary Road Closure of A367 Fosseyway and Fosseyway South from 17 October for 3 days for resurfacing.
- d) Life Education - requesting grant towards cost of education days to be carried out on 6 & 7 December. It was questioned if other bodies are contributing; Cllr. Aldridge will find out more information about this and report back at the next meeting.
- e) Community Council – invitation to question time with candidates for Police Crime Commissioner, at Taunton on 6 November.
- f) MDC Housing Development – asking for our support to their investigating possibility of more rural housing in Parsonage Lane. Winsley-White developers have provided an outline plan of the site with suggested positioning of 10 units and it was agreed the Council 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. We have already voiced our concerns to SCC Highways regarding the bends on top part of Parsonage Lane being dangerous for both vehicles and pedestrians. A couple of Councillors questioned why all the rural housing should be in one place as this should be spread out around the village.
- g) SCC Traffic Management – SIDs reports for both Bennell and Broadway, plus notification that provision of these will be free for next year and also asking if we want either of our positions changed. It was agreed to ask for the Broadway position to be moved to Lynch Hill, just past the Clapton turning, on the straight section into the village before the Mulberry entrance.
- h) SCC Communities – Local Choices Events November 2012. Circulated to Councillors. Cllr. Stanford has indicated that he will be going.

**2. Any Other Business:**

- a) The Clerk advised that Flower & Hayes have submitted an application for permitted development for extensions on The Bungalow, Wells Road and we have not been consulted. This was registered in September and is due for a decision on 31 October. It was agreed to ask Matt Williams 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?
- b) The Clerk has noted that the red zebra crossing warning sign (going West) is lost in all the Downside Motors red signage. Councillors will look for themselves to see what they think.
- c) Street lights reported out by White Hayes, The Street & No.5 Fry's Well. The Clerk will deal.
- d) Ros Mead has advised the wild garden in the Playing Field is very overgrown and the Clerk will ask the Gardening Club to attend to this.
- e) The Chairman advised that the Children's Centre Manager has asked to speak to the Parish Council & she has invited him to our next meeting. It is thought their funding has been cut.

**3. Date of next meeting:** This was fixed for 14 November 2012.

**4. Close:** The Chairman closed the meeting at 9.12pm.

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