

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

1. **Present:** Cllrs. Pickford (Chairman), Pike, Aldridge, Gregory, Mattick, Stanford & Thwaites. MDCllr. Steven Priscott (7.40pm).

Apologies: Cllrs. Morgan, Bacik & Foster. PCSO Nikki Housley. SCCllr. Harvey Siggs

2. **Public Participation:** There were 0 members of the public present.
3. **Co-Opting of new Councillor:** On a unanimous vote, David Richardson-Aitken was co-opted onto the Council and was welcomed to the meeting.
4. **Minutes of the Previous Ordinary Meeting:** The Minutes were agreed as true record.

5. **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 will arrange to collect from Cllr. Bacik as this needs to be done before winter. (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. BTM (now Ennis Prismo) sell these for £75 + VAT but they are only 6cu.ft. It was agreed to buy a 14 cu.ft. bin off the internet from Gritbins.co.uk for £135 + £8.50 delivery + VAT.
- d) 03/12 - Emergency Plan Proposal: Plan has been formulated. It was agreed the 'Cascade tree' will be set up with contact details of Councillors only, and the plan will be published on the website.
- e) 03/12 - Footpath works list for Mendip Ramblers/Clare. 12/11
- f) 08/12- School wall by the garage is falling apart. School has replied they are dealing. 03/12
- g) 08/12 - The Drang Footpath: Hand rail being repaired and extended to top of path. 03/12
- h) 09/12 - Radstock Museum - Community history exhibition: Chilcompton to be included in the second exhibition in 2014. 07/12
- i) 09/12 - Automatic External Defibrillator: Rotary to place this at the village hall now. Installation approx. £150 - to be paid by the PC. The Chairman noted that the VH may have to contribute £50 a year for the upkeep. 07/12

6. **MDCllr. Priscott:** Steven has been delegated by SCCllr. Siggs to take any feedback from the meeting, and the Council asked if Harvey could take some action to try to get the traffic safety study at Lynch Hill carried out now. The Clerk mentioned to Steven that Matt Williams was attending our planning meeting on 26 September to answer our planning questions & invited Steven to attend.

7. **Matters Arising:**

- a) **Traffic Safety at Lynch Hill:** Residents had made a request for a pavement and 30mph speed limit. The Clerk wrote to Highways to carry out a feasibility study to consider all options to improve road safety ie. speed limit to 30mph, warning signs, pinched points etc. and to put in a new pavement to include the houses up to Thickthorn Lane, noting that many Mulberry staff walk to work, as well as other walkers, and it is not possible to walk on parts of the verge; this needs to be addressed now. The Clerk copied this to Harvey, Tessa Munt and the Police. Highways have advised that no money is available now and this will be considered next year. Some patching work has been planned. SCCllr. Higgs will be asked to intervene on our behalf.
- b) **Revisions to Code of Conduct:** Some Interests forms rejected and need further completion.

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

- c) **Community Speedwatch:** 6 volunteers for the speed watch sessions. 4 awaiting training and Terry will organise. Problems obtaining guns in the UK and buying a gun from USA considered. Oakhill PC have been asked if we can buy or borrow their spare gun. The Clerk will contact the Oakhill Clerk to find out their decision. Brian Broome has mentioned that he is awaiting training.
- d) **Footpath overgrown behind the old butchers shop to the Valley:** Clare reminded and she is checking this path. 07/11
- e) **Police Report:** PCSO Nikki Housley sent her apologies and a report as follows: 02/09 - Loud music was heard at the back of Bowden Hill (there was a Rave over the other side of Litton about this time), 04/09 - Police were called to an obstruction in Fry's Well. The vehicle in question was not causing an obstruction at that time.
- f) **Broadband Improvements:** Progress update from Connecting Devon & Somerset. One bid received from BT and being considered for contracting signing in October. Rollout is due to commence Spring 2013. The Clerk will circulate the update to Councillors. 6/12
- g) **Queen's Jubilee:** The pinched point has been completed but is not suitable for planted tubs. It was decided to put a planted tub near the entrance to the village hall and the Clerk will find out price for a 6ft. planter.
- h) **Verge overgrown on the bend in Parsonage Lane:** Highways have said this does not require cutting again and is safe. It was agreed you cannot see around this bend. It was questioned 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. 6/12
- i) **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
- j) **Mendip Forum:** Cllr. Stanford has invited John Meeker to come to a meeting to outline the Neighbourhood Plan and this has been confirmed for our Planning meeting on 24/10. He noted that the Village Design Statement is a document that should be given priority. It was noted that The Redan pub has been closed and it was agreed to write to the owners asking that the pub should be kept going as it is considered a village amenity. 07/12
- k) **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. 07/12
- l) **2 Hoecroft - 2012/1586:** 2 storey side and rear extension, remodelling internal layout and incorporating self-contained annexe accommodation. MDC has sent advice of amended planning application without plans attached. The Clerk has queried as not initially on the website and it now appears as very different layout. The Clerk will ask MDC to send a set of amended plans for our consideration at our next planning meeting.
- m) **New Clerk:** It was agreed to advertise in the Journal, in the Parish Bulletin, on noticeboards & the village website. The Clerk has obtained a job description, application form, advert wording etc. from SALC. The interviewing sub-committee has amended these model documents for our use and will set dates for applications. Cllr. Pike mentioned that it would be advantageous to purchase a simple PC and printer to be owned by the Council for data protection. Alternatively it was suggested using Cloud for data storage. This was discussed at some length and Cllr. Pike will look at all options and costs involved. The Council support this move.

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

8. **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 in October. We have won an award in the SPFA ‘Field of the year’ competition. It was noted the Recreation field have won one too. Cllr. Pike or Rec. Comm. member to collect the award on our behalf and the Clerk will arrange.
9. **Village Plan Report:** Cllr. Stanford reported from their last meeting. The meeting considered the members individual drafts submitted. It was generally felt that the plan was heading in the right direction, but there is still concern about bringing all the drafts together in a single common format. The topic of the raw data being put on the web was discussed and a decision will be made at the next meeting. The meeting was disappointed in the comments from members of the PC regarding this matter and were of the opinion that this matter should be left to the sub-committee. The raw data will be made available to PC members if anyone wants it.
10. **Recreation Committee Report:** MDC have confirmed they are supplying the old planning application on CD for £25, and will send an invoice. Planning permission for the new pavilion has been granted. Cllr. Mattick further reported that they had won a Playing Field’s award; the netball club is closing down due to lack of support, and Giles Harrod is now committee secretary.

11. Planning Applications - Sub-Committee:

- a) 2012/0734 – Amendment to application for new planning permission to replace an extant planning permission (100210/006) for erection of 6 dwellings, creation of access and parking areas (amended Traffic Survey received 30 July 2012), land adj. to Redan Inn, Fry’s Well, Chilcompton - Recommend Refusal of Permission for the same reasons previously stated - This is over development of the site. The access is dangerous and the visibility poor onto a bend on a busy main road; there is also concern about drainage off this land, and for 6 more houses. There is no access for emergency vehicles to the lower units. It is noted for the record that we welcome applications for smaller units in the village. We now have concern that with the new zebra crossing and changes to the main road layout, this could complicate and affect the proposed access. It is noted that the submitted Traffic Survey results conflict with the increased speeds as shown in the recent ‘Speed Indicator Device’ surveys in the village. General Observations: As this zebra crossing was a condition on a previous permission and has now been financed by SCC, we have lost this planning gain and would expect an alternative condition to benefit the village in some other way.
- b) 2012/1635 – demolition of dwelling and the erection of 2 detached dwellings, 65 Stockhill Road, Chilcompton – Recommend Refusal of Permission. The proposed very large 5 bed properties will overshadow and dwarf the small bungalows either side at Nos. 63 & 69 (especially no.63); they will adversely affect their light and severely intrude on their privacy, removing enjoyment of their home and garden. These imposing detached houses are not in keeping with the bungalows adjacent and semi-detached houses opposite and are totally out of character with the modest street scene. The existing access and drive is inadequate to serve 5 properties and possibly up to 15 vehicles. The extra vehicular traffic on this drive will also severely affect the adjacent bungalow at No. 63. The unclassified Stockhill Road already has considerable parking problems with the houses opposite having limited off road parking, which necessitates many cars being parked on the road - right opposite the access point to the proposed development. Existing residents are already unable to access their drives on occasions. 4 extra houses at No. 71 and the 3 being currently built at No. 65, all accessing their properties at the same point, compound the problem as it is at present. We are concerned the existing sewage and drainage services will not be able to cope with further development in this area. More building and hard surfacing will potentially lead to more surface run off exacerbating the existing flooding issues at the bottom of Stockhill (as shown in attached photo). 5 bed homes are not in demand in the village and 3 bed and smaller units are required for villagers. A recent survey as part of our Village Plan supports this as an aspiration for most villagers. The recent rate of development here can no longer be sustained. We are now beyond the maximum edge of sustainability with the school full and the village shop car park always overflowing – often creating a dangerous situation.

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

12. Planning Decisions:

- a) 2012/1666 – Approval of details reserved by conditions 2 (schedule of materials) and 3 (sample panel of materials) on planning application 2011/1998, East Lynne, Wells Raod, Chilcompton – Approved.
- b) 2012/1827 – Approval of matters reserved by conditions 3 (joinery), 4 (rainwater goods) and 7 (access and surfacing) of planning permission 2011/3259, Downside House, Wells Road, Chilcompton – Approved.
- c) 2012/1828 – Approval of matters reserved by conditions 3 (joinery), 4 (rainwater goods) and 7 (access and surfacing) of listed building consent 2011/3202, Downside House, Wells Road, Chilcompton – Approved.
- d) 2012/0968 – Extension to recreation building to accommodate function room and bar, Chilcompton Recreation Field, Wells Road, Chilcompton – Approved with conditions, including restriction of use 0800 to 2100 Monday to Friday; 0800 to 2000 Saturdays and 1000 to 1700 Sundays and Bank Holidays. Some Councillors asked for a copy of this decision and the Clerk will e-mail this to them.

13. **Website Items:** Alex is still awaiting up to date photos of interest in the village, to set up a detailed mock website and Cllr. Stanford agreed to let the Clerk have a CD of photos he took for the village calendar. Once Alex has had this CD for a couple of weeks, a meeting will be arranged. It was agreed at the next meeting, a chair should be appointed to move things along.

14. **Applications for Donations:** None received.

15. Accounts:

		£
644 – A J & R C Brown	- Grass Cutting x 2 + Strimming	415.20
645 – Information Commissioner	- Data protection renewal	35.00
646 – Mrs N A Jarman	- Net Salary	229.13
647 – Mrs N A Jarman	- Reimbursements	19.10
648 – Post Office (HMRC)	- Clerks Tax	<u>57.20</u>
		755.63

16. Correspondence:

- a) PWLB – half yearly loan payment of £4,049.08 due by direct debit on 23 September 2012.
- b) Audit Commission – Grant Thornton UK LLP has been appointed as our External Auditor for the next 5 years.
- c) MDC – Parish Bulletin containing Phone contact numbers for Mendip officers.
- d) Resident Brian Broome has recorded that he considers the pinched point near the zebra crossing a waste of time as this is not narrow enough to reduce speeding vehicles.

17. Any Other Business:

- a) The Chairman reported that a plank has been removed from the bench at Carters Way.

18. **Date of next meeting:** This was fixed for 10 October 2012.

19. **Close:** The Chairman closed the meeting at 9.04pm.

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