

MINUTES OF THE ANNUAL MEETING OF WEMBDON PARISH COUNCIL HELD ON MONDAY 10 MAY 2010

Present

Chairman, Cllr B Webb, Cllr K Perry, Cllr J Riddle, Cllr D Lumber, Cllr R Harris, Cllr R Western, Cllr M Solomon, Cllr S Bagg & Cllr Ann Bown

13) Chairman's Welcome

The Chairman welcomed the Parish Councillors, PCSO Nick Mizon & 3 members of the public to the meeting.

The Chairman informed the meeting that Cllr C Brown had resigned from the Council with immediate effect citing private & personal reasons.

The Chairman, on behalf of the Council, thanked Cllr Brown for his invaluable contribution to the Council & Cllr Ann Bown spoke for all of the Council when she said that he would be greatly missed.

The meeting was informed that there were 2 issues that, due to the commercially sensitive nature of them, would be dealt with after the public had left at the end of normal business.

14) Apologies for Absence

These were received in respect of County Cllr John Edney.

15) The Views of Wembdon Residents

There were none.

16) Election of Chairman & Vice Chairman of the Council

On behalf of the Council Vice Chairman, Cllr R Harris, thanked the Chairman, Cllr B Webb, for his outstanding Chairmanship during the previous 12 months.

Cllr Webb was unanimously re-elected Chairman of the Council & signed the declaration of Acceptance of Office.

Cllr Harris was re-elected unanimously to the office of Vice Chairman.

17) Appointment of Sub-committees

The Chairman of the Parish Council is an ex-officio member of all sub-committees.

Councillors were appointed to the following sub-committees.

Planning - Cllr Harris, Cllr K Perry & Cllr M Solomon

Finance - Cllr Perry & Cllr D Lumber

Playing Field/ Common - Cllr R Western, Cllr J Riddle, Cllr Harris & Cllr Solomon

Land Acquisition & Development - Cllr S Bagg, Cllr Harris & Cllr Solomon

Website - Cllr's Solomon & Western with support from the Clerk.

Highways - Cllr's Western, Riddle & Lumber

Village Recreational Committee - The Parish Council representatives on this committee are Cllr's Solomon & Bagg

The following liaison representatives were also appointed

Footpaths - Cllr Western

Allotments - Cllr Harris

18) Declaration of Interest in items on the Agenda

The Chairman, Cllr B Webb, declared an interest in the item on the agenda titled 'To consider an update on proposals for the Green Wedge'.

19) Minutes

The minutes of the meeting held on Monday 29 April 2010 were agreed & signed.

20) Report from the Police

PCSO Mizon reported that there had been some problems in the playing field, which had been swiftly dealt with & 9 anti-social behaviour letters had been issued to the parents of those responsible for the trouble. The playing field was currently being patrolled during the evening whenever PCSO Mizon was on duty.

PCSO Mizon stated that a shed had been broken in to the previous weekend.

Visitors to the Children's Home had caused some problems & there were also ongoing problems at the home for children in The Oaks & a meeting had been arranged between nearby residents & people from the home.

21) Report from the Clerk

21a) Wembdon Common

Wales & West Utilities had agreed to undertake another inspection with a representative of the Parish Council being present.

21b) Dog Bins

Sedgemoor District Council had now confirmed that they would be able to repair the bins in the playing field.

S.D.C. had stated that the cause of the overflowing bins was that someone was using them to dispose of dog waste from their back garden. If the problem continued with the bin on footpath BW 34/6 S.D.C. would either put an extra bin by the pedestrian crossing or get the weekend staff to undertake an empty on a Sunday.

It was noted that S.D.C. had appointed an Enforcement Officer who had the power to give out on the spot fines to anyone not clearing up after their dog.

21c) Drainage of the Playing Field

Work on the drainage had been completed but not without some problems when the contractor went beyond the specification agreed regarding the hedge adjacent to the rhyne that had to be cleared. There was some concern regarding the uneven finish in parts of the playing field & the adjoining field. The contractor would be asked to address these concerns.

A site meeting would take place to determine if the goalposts needed to be removed so that the ground around them had chance to recover from the recent drainage work.

21d) Repairs to the Millennium Bridge

Councillors accepted the lower of 2 quotes & agreed that, subject to avoiding the school holidays, the work should be undertaken as quickly as possible.

21e) Repairs to the Entrance to Crossacre

Councillors had been given copies of correspondence, which made it clear that there was no easy solution to this issue. It was agreed that Cllr Ann Bown would speak to the S.D.C. Corporate Director with Responsibility for this matter, Doug Bamsey & then report back to the Parish Council.

21f) Greenslade Taylor Hunt Sign

The sign close to Greenways Garage, which had been in place for several months, even though the sale it advertised had been completed, was under enquiry with the Enforcement Office at S.D.C.

22) Cokerhurst Farm

The Parish Council had met with Engage Planning & representatives for the developers, Barton Willmore, to receive a briefing on changes to the original proposals following the public exhibitions when more than 120 responses had been submitted.

The Council was informed that if the development were given planning permission it would take between 6 to 8 years to complete.

The outline planning application, which would be submitted within 2 to 5 months would cover density, access, landscaping etc.

The total number of houses under the revised proposals was around 450.

The number of affordable houses to be built was still being discussed with S.D.C.

The proposals now included direct access to the development from Inwood Road.

There would be no large play areas.

The Parish Council asked for copies of the latest plans but were informed that they were still 'work in progress'.

It was confirmed that there wouldn't be a further public exhibition.

The Council highlighted major concerns they had regarding increased traffic through the village if the development was given planning permission.

In the unanimous view of the Parish Council the latest proposal was worse than the original.

The Parish Council also confirmed that it remained opposed to any development of Cokerhurst Farm.

23) The Green Wedge

Cllr Solomon reported that the Village Recreational Committee was still considering possible options & that any option would require the support of S.D.C. & they were currently preoccupied on other issues.

24) Correspondence

24.1) Forthcoming Meetings

The Somerset Association of Local Councils area meeting was due to take place on 17 June 2010 (later changed to 24 June 2010).

The Campaign for the Protection of Rural England AGM was being held on 17 May 2010.

24.2) Other Correspondence

The following was placed in the correspondence folder

- A County Highways note on grass cutting of highway verges, hedges & banks & weed spraying
- Somerset Rural Youth Project newsletter
- The Clerk magazine, May edition
- Countryside Voice
- Avon & Somerset Police newsletter
- Clerk's & Councils Direct magazine, May edition

25) Planning

51/10/00005 – 42 Wembdon Rise. Retention of two electrically operated gates.

The Planning sub-committee is supporting this application. Sedgemoor planners were recommending that this application be refused at the forthcoming meeting of the Development Control Committee.

51/10/00006 – Barn A at, Grabhams Farm, Moores Lane, Wembdon. Erection of shed to North elevation of part converted barn to house plant for heating system.

The Planning sub-committee has objected to this application on the grounds that it is not in keeping with the original building, that it should match the structure of the barn (built of stone) & is too large for its purpose. Sedgemoor planners were recommending that this application be granted at the forthcoming meeting of the Development Control Committee.

51/10/00007 – Greenway Garage, Quantock Road. Display of one internally illuminated freestanding double-sided display unit.

Permission granted.

51/10/00008 – Land to the East of, 57 Wembdon Hill. Erection of dwelling with integral garage & formation of access.

No objection from the Planning sub-committee although there are some highways concerns.

51/10/00009 – 30 Countess Avenue, Wembdon. Rebuild existing conservatory on the same site, following formation of foundations.

Permission granted.

51/10/00010 – Lambourne House, Blakes Road, Wembdon. Erection of conservatory to South (rear) elevation.

Referred to the Planning sub-committee.

26) Finance

26.1) Accounts for the year ended 31 March 2010

The Council formally adopted the accounts and the Annual Return was signed. The accounts reported a surplus for the year of £3278.82 & an overall surplus of £17847.31. However, £13971 of this surplus had been ring fenced to pay for the drainage of the playing field. This excluded VAT that is reclaimable.

The accounts were now due to be inspected by the Internal Auditor prior to them being made available to the public for a period of 20 working days when they would then be submitted to the External Auditor.

26.2) Payments

The Council authorised payment of the following

- Clerk's Expenses £23.49
- Ground Maintenance £355.00
- Annual Insurance £855.75
- Room Hire £190.40
- Drainage of Playing Field £16181.03

26.3) Balance

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|--------------------------|---------|------------------|
| Balance at 19 April 2010 | | £17343.73 |
| Precept | | £ 8000.00 |
| Allotment Rent | | <u>£ 7.50</u> |
| | | £25351.23 |
| Less | | |
| Ground Maintenance | £355.00 | |
| Clerk's Expenses | £ 43.84 | |
| Salary & Income Tax | £994.31 | <u>£ 1393.15</u> |
| Balance at 10 May 2010 | | £23958.08 |

27) Matters Raised by Councillors

27.1) Sedgemoor Splash

In response to large amounts of concern raised by parishioners Cllr Bown outlined the reasons as to why S.D.C. had taken the decision to close and demolish the Sedgemoor Splash.

27.2) Local Development Framework

Recent changes to the draft framework included Wembdon being classed as a rural settlement.