

WEMBDON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 8 FEBRUARY 2010

Present

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

123) Chairman's Welcome

The Chairman welcomed the Parish Councillors, 17 members of the public & PCSO's Nick Mizon & Mike Shaw to the meeting.

124) Apologies for Absence

These were received in respect of County Cllr John Edney & Rachel Carson of Engage Planning.

125) Declarations of Interest

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'.

126) Cokerhurst Farm

The meeting was informed that Engage Planning had withdrawn, at very short notice, from the Parish Council meeting & the Clerk read out a statement from them. Engage stated that in the light of the many comments received from the public exhibitions & after having talked to the prospective developers they felt that they needed time to consider the feedback in detail & review the proposals prior to speaking to the Council. Additionally they wanted to speak to the Council in private before attending any public meeting.

The Parish Council RESOLVED that they would agree to a meeting in private with Engage & following that they would arrange a public meeting where Sedgemoor District Council (S.D.C.) would be present.

The meeting was informed that the Parish Council had objected to proposals for the development of Cokerhurst Farm when the Sedgemoor Local Plan was created & that remained their current position. Any planning application for the development of Cokerhurst Farm before the Local Development Framework (LDF) had been determined would appear premature.

Cllr Ann Bown recommended that residents concerned with the proposals should write to Nick Tait at S.D.C. who was the officer dealing with the LDF.

127) The Views of Wembdon Residents

There were none.

128) Minutes

The minutes of the Parish Council meeting held on Monday 18 January 2010 were agreed & signed.

129) Report from PCSO Nick Mizon

PCSO Mizon reported that the police were undertaking daily checks, when on duty, on the parking at the junction of Church Road & Greenacre, as a result of concerns raised by several residents, but to date there had been no illegally parked vehicles.

Patrols outside the school were also being undertaken, when possible, at the start & end of the school day to monitor parking around the school at those times.

There had been some anti-social behaviour in the playing field with the contents of the dog bins being emptied around the park & elsewhere. Several Councillors supported by members of the public had subsequently tidied the area. PCSO Mizon also reported the removal of one very drunk person from the playing field.

130) Report from the Clerk

130.1) Allotments

20 people attended the AGM, held on Monday 1 February. The topic of conversation was the lease on the land coming to a close at the end of this year. Cllr R Harris informed the meeting that he had it on good authority that the new owners of the land planned to sell it by public auction.

Comments from the floor included the Council's statutory obligation to provide allotments. The meeting was informed that the Council wanted to be able to continue letting allotments.

It was RESOLVED that Cllr Harris would, on behalf of the Council, write to the agents acting for the beneficiaries stating the Council's wish to continue using this land for the provision of allotments.

130.2) Speed Watch

The speed gun has been purchased & received. The total cost (inclusive of VAT) was just over £1000.

130.3) Enhancements to the New Bridge

Enhancements to the new footbridge had been completed. There had been some vandalism to the concrete before it had set & 2 Parish Councillors agreed to deal with this.

130.4) Drainage of the Playing Field

Weather permitting work was due to commence at the end of February. The rhyme was to be cleared from privately owned land so damage to the existing fencing wasn't envisaged. However, due to the very poor state of repair to the fencing, by the rhyme, it was agreed to proceed with plans for its replacement & the preferred contractor was to be asked to quote for the removal of the existing fence.

130.5) Wembdon Name Sign

As a result of the Council requiring different wording County Highways had prepared a revised agreement with a new estimated cost of £450. As the wording still wasn't quite as requested the Clerk was asked to pursue this issue.

130.6) Playing Field Accident in May 2006

Settlement had been reached.

130.7) Millennium Bridge

Cllr Harris declared an interest. The winter weather had taken its toll on the mortar & it was agreed that Cllr's S Bagg & M Solomon would undertake an inspection &

make a report at the March meeting.

130.8) Hinkley Point Stakeholder Group Meeting

Cllr R Western was attending the meeting due to take place on 26 February 2010.

130.9) General Issues

Cllr C Brown with assistance from his wife & Cllr Bagg had done excellent jobs clearing rubbish from the playing field, rhynes & elsewhere since the January meeting. Cllr Brown had also managed to remove the graffiti from 2 signs in the playing field & elsewhere.

The Chairman had received 2 further pieces of correspondence from local resident Mr D Dickinson. The first was repeating previous correspondence, which the Council considered had been fully dealt with.

The 2nd piece related to a meeting Mr Dickinson had held with employees of S.D.C. regarding dog mess. As many of the issues raised by Mr Dickinson had been raised by the Parish Council directly with S.D.C. previously & reported in the minutes they wanted to know if S.D.C. had informed Mr Dickinson of the actions they had agreed to take following the approaches from the Council.

Mr Dickinson had removed graffiti from another sign in the playing field on the morning that the Council had also planned to remove it. They were appreciative of this public-spirited action.

130.10) Playing Field

The contractor was being asked to explain the long delay in fitting the hinge to the gate, which had been ordered in October 2009.

It was RESOLVED that RoSPA would be asked to carry out the annual inspection of the playing field & the equipment in it.

131) Report from the Highways Sub-committee

Cllr Brown reported that the speed-watch team had undertaken a review on the previous Saturday afternoon along Wembdon Hill & had reported 7 speeding motorists to the police.

A meeting with an officer from County Highways was due to take place on 10 February to discuss the numerous concerns brought to the attention of the Council recently.

132) The Green Wedge

The Chairman, Cllr B Webb, having previously declared an interest absented himself from the meeting & the Vice Chairman, Cllr Harris, took the Chair. Councillor Solomon reported that the “Wembdon Recreational Development Team” have continued with their work to evaluate the feasibility of providing improved recreational facilities for Wembdon. Meetings had been held with the landowners of the Green Wedge and discussions are continuing. A meeting has also been held with the planning policy team at SDC to fully understand their views regarding possible recreational developments and community facilities on the Green Wedge. It was reported that any housing development on the land identified as RLT4 in the Local Plan would be unacceptable – even if this were a necessary enabling development. The team continues to investigate other possible options.

133) Correspondence

133.1) Future Funding of Local Services & Facilities

The Chairman returned to the meeting.

A letter from S.D.C. looking at the future funding of services & providing the Council with advance notice of a meeting on this subject was placed in the correspondence folder.

133.2) Temporary Closure of Skimmerton Lane.

The meeting was informed that a stretch of this road was due to be closed for 3 days from 6 April 2010 to allow Wessex Water to undertake some works.

133.3) Other Correspondence

The following items had been placed in the correspondence folder

- NSPCC newsletter
- The Minutes of the Quantock Parishes Cluster Meeting held on 8 December 2009
- The Playing Field magazine
- Several responses from local residents regarding the proposals for Cokerhurst Farm
- The response from Nether Stowey Parish Council to the proposals for a new nuclear power station at Hinkley Point
- A letter from Chilton Trinity Technology College wishing to engage with Parish Council's in respect of the provision of out of school clubs

134) Planning

51/09/00015 – Barn on land to the East of, Moores Lane, Wembdon. Change of use & conversion of barn to dwelling.

No objection from planning sub-committee. This was the subject of a site meeting on 21 January, which Cllr's Harris & Brown attended & was due to be determined at the Development Control Committee meeting on 9 February.

51/09/00023 – 2 Wembdon Hill. Erection of first floor rear extension.

Permission granted.

51/09/00024 – 7 Wembdon Orchard. Erection of three storey dwelling with double integral garage and formation of access.

Permission granted.

51/09/00025 – 6 Silverdale Close, Wembdon. Erection of front porch & single storey side extension, partly on site of existing (to be demolished).

Permission granted.

51/09/00026 – Old School House, Blakes Road, Wembdon. Erection of two-storey building to form first floor residential unit, ground floor garage/workshop with drive through access to the rear, providing parking for the existing residential dwelling – The Old School House, alterations to access & parking, demolition of existing garage.

The planning sub-committee has objected to this application on the grounds that it is an over development of this plot & it is too close to a blind corner.

51/10/00001 – 20 Lyndhurst Crescent, Wembdon. Erection of part two-storey, part single storey extension to North elevation (partly on site of existing garage/utility to be demolished) & first floor extension to West elevation.

The planning sub-committee has supported this application.

51/10/00002 – Access track to the North East of Cannington, off Waldrons Lane, Perry Green. Improvements to flood defences to the River Parrett, including reconstruction of outfall (Fenlyns Clyce) using some materials obtained from borrow pit to be excavated and subsequently restored, formation of site compound, 5m wide access track & temporary footbridges.

The planning sub-committee has supported this application.

135) Finance

The following payments were approved

- Enhancements to new footbridge £493.50
- Speed gun £1004.63

Balance at 18 January 2010		£22696.45
Somerset County Council Grant		£ 1200.00
Allotment Rents		<u>£ 220.00</u>
		£24116.45
Less		
Ground Maintenance	£545.00	
Digital Map	£150.41	
Water Rates (Allotments)	£ 13.32	
Salary & Income Tax	£925.13	
Clerk's Expenses	£ 52.00	<u>£ 1685.86</u>
Balance at 8 February 2010		£22430.59

A quote of £600 for the repair of 2 sets of potholes on the Common was approved.

136) Verge in Church Road

It was RESOLVED that no further planting would take place for the time being.

137) Matters Raised by Councillors

137.1) Street Name Signs

It was RESOLVED that the Clerk would ask S.D.C. as to why it appeared that only the Wares Lane name sign had been replaced.

137.2) Wembdon Common

It was RESOLVED that the Clerk would ask the contractor to make good the uneven surface on the Common as a result of the work they had undertaken.

137.3) New Nuclear Power Station at Hinkley Point

It was RESOLVED that Cllr Solomon would prepare a response on behalf of the Parish Council.