

WEMBDON PARISH COUNCIL

MINUTES OF THE MEETING OF WEMBDON PARISH COUNCIL HELD ON MONDAY 14 FEBRUARY 2011

Present

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

129) Chairman's Welcome

The Chairman welcomed County Cllr John Edney & seven members of the public to the meeting.

130) Apologies for Absence

These were noted in respect of Cllr D Lumber.

County Cllr Edney tendered his apologies for having to leave the meeting early & Cllr R Western had informed the Clerk that he would be late due to work commitments.

The Clerk told the meeting that he had also received apologies from both PC Tony Freeman & PCSO Nick Mizon.

131) Declarations of Interest in Items on the Agenda

There were none.

132) The Views of Wembdon Residents in Respect of Items on the Agenda

A resident of the Parish stated that he hoped that the sale of the allotment field would not mean the end of the allotments in the village & asked the Parish Council whether they had considered seeking support from villagers to purchase the allotment field. The Chairman informed the meeting that the Council had previously tried to purchase the field prior to it being publicly advertised & their offer had been declined. To date they had not considered any joint venture but would listen to any proposals. The sale of the allotments was on the agenda and the Council would decide at this meeting whether they would submit a tender.

133) Minutes

The minutes of the meeting held on Monday 10 January 2011 were agreed and signed.

134) Report from the Clerk

134.1) The Green Wedge

Correspondence received from J Notaro Ltd confirmed that the land they owned on the Green Wedge could be gifted to the village in return for planning consent being granted for the building of up to 14 dwellings on the green triangle, adjacent to their Churchfields development. The project was, however, in its infancy & the Clerk had written seeking some idea of the timescale envisaged.

In response to questions from several Councillors the Clerk explained why this item & proposals from Cllr P Reed were not on the agenda & drew their attention to **minute 77 October 2010**. Standing Orders restricted the overturning of a resolution within 6 months of it being passed unless the Clerk received a request in writing from at least 3 Councillors asking for it to be re-considered. The Clerk stated that if such a letter were received it would

be placed on the agenda for the next meeting along with the proposals from Cllr Reed. However, unless Councillors agreed to overturn the resolution made in October 2010 the proposals from Cllr Reed could not be debated until the 6 month timeline had been reached.

134.2) Cleanup UK

It was RESOLVED that this organisation would be invited to the April 2011 meeting.

134.3) Land on the Green Wedge Owned by Persimmon

It was RESOLVED that Cllr M Solomon would seek a response from Persimmon to the letter sent by the Clerk in December 2010.

134.4) Playing Field Annual Inspection

It was RESOLVED that RoSPA would be asked to undertake the annual inspection & that a Councillor wanted to be present during the inspection.

134.5) Dog Bins

The bin in the playing field without a lid had been repaired. There were continuing concerns that despite recent assurances from S.D.C. the bins were not emptied in accordance with the agreed frequency & this would be brought to their attention again.

134.6) 2011 Local Council Elections

Information received from S.A.L.C stated that the closing date for nominations was Monday 4 April with the election taking place on Thursday 5 May. The annual meeting of the Parish Council then had to be held between Tuesday 10 May & Wednesday 25 May.

The Clerk informed the meeting that he was waiting guidance from the Returning Officer for S.D.C. regarding the elections particularly as he did not know whether parliament had approved the recommendations of the Local Government Boundary Commission, which had implications for the structure of Wembdon Parish Council.

134.7) Future Meetings

- S.D.C. Budget Briefing, 24 February – Cllr K Perry to attend. Answers to the following questions were required

How large is the current S.D.C. reserve & how much has been used in an attempt to reduce the impact of the funding cuts on services

Why is the District Council seeking to collect the additional costs of the dog bin emptying that the Parish Council has agreed to meet directly from the 2011/12 Precept & do they have the legal authority to do so.

- Hinkley Point Site Stakeholder Group Meeting, 25 February – Cllr R Western attending
- Quantock Parish Cluster Group Meeting, 15 March, Cllr M Solomon attending
- SALC Area Meeting, 17 March
- Sedgemoor Community Forum, 25 March, Cllr Solomon attending

135) Wembdon Allotments

It was RESOLVED that the Parish Council would submit a tender to purchase the allotments. The decision as to how much to bid etc. would, however, be taken in private after the normal business of this meeting had concluded.

136) Entrance to Crossacre

In response to a question Cllr J Riddle stated that she did not believe that she had a

Declaration of Interest to make as she never used the road & it didn't give her vehicular access to her property.

As it was a road used by the Parish Council to gain access to the playing field it was RESOLVED that a donation of £250 would be made towards the total repair costs of £2094. Cllr Riddle would seek a response from the WCA to the letter sent by the Clerk asking if they were willing to donate towards the cost of the repairs & a further meeting with the residents would then take place.

137) The Provision of Salt/Grit Bins

Advice received from County Highways stipulated that the bins had to be situated on the 'public highway' (this includes verges maintained by them) and they would refill them as necessary.

The Council considered a number of sites & in principle identified 3 sites, 2 on Wembdon Hill & the other at the junction of Inwood Rd & Meadow Park. If these sites were acceptable to Highways 3 bins would be purchased at a cost of £131.67 each & dependent on how useful they were other sites would be considered at a later date.

138) Correspondence

138.1) Picnic in the Park

The Parish Council had received a request from a number of organisations seeking permission to use the playing field on 2 May 2011 for a village fete style event to celebrate the Royal Wedding.

Following a vote; approval was given subject to the proviso that there was no charge to the public for entrance to the playing field.

138.2) Alzheimer's Society

It was RESOLVED that the Council would not be inviting the society to address a future Parish Council meeting.

138.3) National Highways & Transport Survey

Cllr Reed had agreed to complete this survey on behalf of the Council.

138.4) Local Flooding Survey

Cllr S Bagg was completing this on behalf of the Council.

138.5) EDF Consultation

As a result of the large public response to the stage 2 consultation process EDF had made changes to its preferred proposals & was launching a further consultation between 25 February & 28 March 2011 on these proposals. A number of public exhibitions were being held with details due to appear in the local press.

138.6) Perry Green Road Closure

To enable drainage works to be undertaken the road was being closed for a period of 5 days from 7 March 2011.

138.7) Other Correspondence

The following had been placed in the correspondence folder

- SALC Minutes of the Area meeting held on 2 December 2010
- Clerks & Councils Direct magazine January edition
- The Clerk magazine January edition

- The Playing Field Magazine
- Somerset Crane Chronicle
- The proposed removal by Wessex Water of 6 sections of hedgerow from the public gardens in Broadway to the fields North of Durleigh Reservoir on Spaxton Road

139) Planning

51/10/00022 – Land at Cokerhurst Farm. Residential development (400-450 dwellings), public open space, allotments, playing fields, car park for St George’s School, associated roads, footpaths.

The Parish Council has objected to this application.

51/10/00025 – St George’s School. T3 (Oak ref 1268) Reduce Crown on SW side overhanging Brantwood Rd & children’s play area by 25%. T4 (Oak ref 1269) Reduce laterals overhanging children’s play area by 3-4 metres. T5 (Oak ref 1270) Reduce lateral overhanging children’s play area by 3-4 metres, reduce 2 No. large lateral overhanging roof of No 14 Brantwood Road by 2-3 metres. T6 (Oak ref 1326) Reduce laterals overhanging play area by 2-3 metres.

Granted permission.

51/10/00027 – 24 Wembdon Hill, Erection of single storey extensions to the front & rear elevations & insertion of roof light to main roof.

Permission granted.

51/10/00028 – Land to the East of, 57 Wembdon Hill. Erection of dwelling with integral garage & formation of access.

Permission refused.

51/11/00001 – Barn on land to the East of Moores Lane. Change of use and conversion of barn to dwelling.

No objection from the Planning sub-committee.

51/11/00002 – Barn to the North East of Grabhams Farm, Moores Lane. Variation of condition 3 of planning permission **51/10/00004** to allow larger windows.

No objection from the Planning sub-committee.

51/11/00003 – The Flat, Manor Farmhouse, Wembdon. Renewal of planning permission **51/07/00031** for the conversion of store room to living accommodation.

No objection from the Planning sub-committee.

51/11/00004 – The Flat, Manor Farmhouse, Wembdon. Renewal of planning permission **51/07/00032** for the conversion of store room to living accommodation.

No objection from the Planning sub-committee.

51/11/00005 – Barn to the South of, Blakes Farmhouse, Blakes Lane, Wembdon. Change of use & conversion of barn to dwelling.

Referred to the Planning sub-committee.

The Council noted that an appeal had been made against the refusal to grant planning permission in respect of the planning application **51/10/00012** – 20 Lyndhurst Crescent.

A letter from Cannington Parish Council objecting to the planning application relating to preliminary work for Hinkley Point C was noted.

140) Finance

140.1) Additional Costs for Dog Bins

The Clerk informed the meeting that the cost to the Parish Council in 2011/12 for the emptying of the dog bins previously paid for by S.D.C. would be £1,114.88 per annum & that S.D.C. planned taking this directly from the precept rather than invoicing the Parish Council.

140.2) Community Council for Somerset

A decision on making a donation to this group was deferred until the new Parish Council was formed in May 2011.

140.3) Payment of Invoices and Other Charges

The following payments were authorised

- Salary & Income Tax £250
- S.C.C. (Room Hire) £168.00
- Cokerhurst Farm development leaflets £14.00
- Clerk's Expenses £52.65

140.4) Current Balance

Balance at 10 January 2011		£6060.53
Less		
Salary & Income Tax	£ 994.32	
Ground Maintenance	£ 355.00	
Notice in the Bridgwater Mercury	£ 195.64	
Wessex Water	£ 21.17	
Clerk's Expenses	£ 32.68	
Age Concern	£ 100.00	
Samson Fencing	£1389.00	
S.L.C.C.	£ 82.00	<u>£3169.81</u>
Balance at 14 February 2011		£2890.72

141) Matters Raised by Councillors

141.1) Land Behind Greenacre

It was RESOLVED that the rhyne would be cleared, the hedges would be cut back & other tidying up work undertaken at a cost not exceeding £350.

141.2) Meadow Park

Councillor Ann Bown informed the meeting that a new road name sign had been ordered.

141.3) NDR/Wembdon Rise Junction

Following an intervention by Cllr Solomon Highways had confirmed that the rubble next to the 'Wembdon' sign would be removed & the verge made good.