

WEMBDON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 18 JANUARY 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

109) Chairman's Welcome

The Chairman welcomed the Parish Councillors, 4 members of the public & PC Tony Freeman to the meeting.

110) Apologies for Absence

These were received in respect of Cllr Ann Bown, Cllr M Solomon & it was noted that County Cllr John Edney would be arriving late due to other meeting commitments.

111) 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'.

112) The Views of Wembdon Residents

Mr Sidhu was seeking support from the Parish Council for the electronic gates that he had installed at 42 Wembdon Rise. A previous planning application, **51/08/00032**, had been refused permission & Sedgemoor District Council had informed Mr Sidhu that should another application be submitted, to retain the gates & support was received from the Parish Council, then the application would be determined by the Development Control Committee.

The Parish Council indicated that they had not objected to the previous application & agreed to issue a letter of support as they believed that the gates were aesthetically pleasing & could not see that their positioning was a problem as they could be opened before any vehicle turned off the highway & would therefore not cause any obstruction.

A second resident addressed the Parish Council listing her objections to the planning application **51/10/00001** in respect of 20 Lyndhurst Crescent. The Chairman advised the resident that the Council's Planning sub-committee would take account of her objections when considering the application but reminded the resident that it was S.D.C. that ultimately determined all applications submitted.

A third resident raised concerns in respect of parking on the brow of Wembdon Hill & also on the corner of the junction with Skimmerton Lane. The resident also asked the Parish Council to consider applying for a 20mph speed limit from the corner of Church Road to a point past the Inwood Road/Wembdon Rise junction as a large number of school children crossed the road close to this junction.

The Chairman stated that the Council had been approached in respect of a number of highways issues, some of which were contradictory & he therefore wanted the Council's Highways sub-committee to look at all the issues & report back to the Council at its February meeting.

113) Minutes

The minutes of the meeting dated 7 December 2009 were agreed & signed.

114) Report from PC Tony Freeman

PC Freeman informed the meeting that the Police would be targeting areas where parked vehicles were causing an obstruction etc.

He also reported that there had been some success with arrests following the recent spate of burglaries & criminal damage by fire.

115) Report from the Clerk

115.1) Drainage of the Playing Field

Once weather and ground conditions allowed work would commence on the drainage of the playing field.

3 quotes had been obtained for the replacement of the fencing adjoining the rhyne, that was to be cleaned as part of the drainage work, & it was RESOLVED that the quote of £1959 be accepted.

115.2) Flood Alleviation Work

The drainage board, having confirmed that their preferred options was to divert water flow in to the rhyne upstream of the Millennium Bridge, were being asked to provide the Council with full details of their proposals.

Wessex Water had confirmed that they would be undertaking a CCTV drainage inspection of the water system from the inlet South of Keltings to the outfall by the Millennium Bridge.

115.3) Wembdon Speed Watch

The speed gun would be purchased once the County Councillor Grant fund had been received. County Highways had stated that they would not allow the permanent placement of the speed watch signs.

115.4) Footbridge Improvements

Work on the enhancements to the bridge had commenced.

115.5) Proposed Housing Development at Cokerhurst Farm

The agents acting for the proposed developers were holding 2 public exhibitions, showing the planned development, on February 1st & 6th at St George's School. They would also be addressing the Parish Council at its meeting on 8 February.

115.6) Grass Track Racing – Perry Green

The Parish Council had been informed that ownership of the land had changed hands & that recent weather conditions had meant the removal of some of the jumps had been delayed. The first event of 2010 had taken place on 9 January & Enforcement Office had been informed.

115.7) Uneven Pavement – Wembdon Rise

County Highways recognised that the gradient & frequency of the private drives made it more difficult for motorised wheelchairs, however the crossfalls of the footway were within accepted tolerances and any work on reducing the crossfalls was likely to create problems for drivers egressing their drives. Wembdon Rise had been included in the proposed carriageway-resurfacing plan for 2011/2012 but was subject to prioritisation along with other proposed schemes.

115.8) Accident – Wembdon Playing Field

The Solicitors acting on behalf of the family of the child injured by a fall on 30 May 2006 were taking court action, as there had been no settlement. The Parish Council's insurers were dealing with this.

115.9) Hinkley Point C

The public were being given a further opportunity to discuss the proposals at a public meeting being held at Victory Hall, Stogursey, on 27 January.

116) The Green Wedge

Having declared an interest the Chairman, Cllr Webb, left the meeting & the Vice Chairman, Cllr R Harris took the Chair.

The Clerk read out a brief report prepared by Cllr M Solomon on behalf of the Wembdon committee looking at improving recreational facilities within the village.

The team had held detailed discussions with Wembdon cricket club & Wembdon junior football club along with other interested parties that may have future use of a Village Hall/Community Centre.

117) Correspondence

117.1) Wembdon Environmental Enquiries

The Chairman returned to the meeting.

The Clerk read out further correspondence from Wembdon resident, Mr D Dickinson, seeking information from the Chairman, much of which was readily available via the published minutes accessible at www.wembdon.org, & repeating questions, which in the opinion of the Parish Council had already been dealt with.

The Chairman read out his proposed response, which was approved by the Council.

117.2) Temporary Closure of Footpath BW 34/9

The Clerk informed the meeting that 320 metres of the path, from the junction at Quantock Road to the junction with BW 34/7 was being closed for up to 4 months from 4 February to allow for the installation of a new water main.

117.3) Quantock Parish Cluster Group Workshop

Unfortunately, due to other commitments, the Council was unable to send a representative to this event, taking place on 21 January.

117.4) Other Correspondence

The following correspondence was placed in the correspondence folder. The Clerk, Clerks & Councils Direct & Thatch magazines & a newsletter from Sedgemoor Community Support.

118) Wembdon Name Sign

It was RESOLVED that a new name sign be purchased to replace the damaged one at Sandford with the following wording "Welcome to Wembdon Village".

119) 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. A site meeting was due to take place on 21 January.

51/09/00018 – 16 Church Road, Wembdon. Erection of two-storey side extension partly on site of existing garage (to be demolished) including new access and hard standing for off road parking.

Permission granted.

51/09/00020 – 4 Blakes Road, Wembdon. Erection of front porches.

Permission granted.

51/09/00021 – 98a Wembdon Hill. Erection of a double garage with first floor hobbies room & formation of vehicular access.

Permission granted.

51/09/00022 – St George's Primary School. The replacement of 4 existing staff car parking spaces with 3 disabled parking spaces and the creation of 3 new staff car parking spaces.

Permission granted.

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

No objection from the planning sub-committee.

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

No objection from the planning sub-committee.

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

No objection from planning sub-committee.

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.

Referred to planning sub-committee.

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.

Referred to planning sub-committee.

It was noted that the latest Local Development Framework newsletter from S.D.C. highlighted the concerns expressed surrounding the potential development on Cokerhurst Farm.

120) Finance

120.1) 2010/2011 Precept

The Chairman reported on the meeting of the Finance sub-committee on Friday 8 January.

Due to the Council's increasing expenditure, much of which was on environmental issues & falling reserves the sub-committee was recommending a precept of £16,000 for 2010/2011. Whilst this appeared a significant increase on last year, which was £14,000, it needed to be noted that the precept for Wembdon was, currently, one of

the lowest in Sedgemoor, it had not increased the previous year & that the increase in reality was around £1 per household per annum. The recommendation was approved. At this point County Cllr Edney informed the meeting that Cannington was increasing its precept by £5,000.

The following payments were authorised

- Salary & Income Tax £925.13
- Clerk's Expenses £52
- Water Rates (allotments) £13.32
- Ground maintenance £545.00 (This included the cost of maintaining the verge in Church Road, previously undertaken by S.D.C.)

It was noted that there had been a small increase in the cost of hiring the school for meetings.

Balance at 7 December 2009		£23162.91
Wayleave	£ 18.99	
Bank Interest	£ 2.36	<u>£ 21.35</u>
		£23184.26
Less		
Ground Maintenance	£285.00	
Photocopying	£ 5.00	
Society of Local Council Clerk's	£ 82.00	
Clerk's Expenses	£ 35.81	<u>£ 487.81</u>
Balance at 18 January 2010		£22696.45*

*£13,971 had been set aside for the drainage of the playing field & a further £2,000 for ancillary works.

121) Allotment Rent

Cllr Harris proposed that the rent should remain at £10 per annum per plot for 2010. This was approved.

122 Matters Raised by Councillors

122.1) Potholes

Highways had already identified several potholes, close to the bus stop, for repair. County Cllr Edney informed the meeting that Somerset County Council had allocated 25 teams to work on the large number of potholes across the County.

The meeting was asked to inform the Clerk of any others that were identified for repair.

122.2) Verge – Church Road

The Council would consider further planting on this verge at a future meeting.