

WEMBDON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 29 MARCH 2010

Present

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

138) Chairman's Welcome

The Chairman welcomed the Parish Councillors & 3 members of the public to the meeting.

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.

139) Apologies for Absence

These were received in respect of County Cllr John Edney, Cllr Ann Bown, Cllr S Bagg & PC Tony Freeman.

140) 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'.

141) The Views of Wembdon Residents

There were none.

142) Minutes

The minutes of the meeting held on Monday 8 February 2010 were agreed & signed.

143) Police Report

The rubbish bins in the playing field had been vandalised by 2 youths. The police responded to a call from a member of the public but the youths had left the area by the time the police arrived. A local resident had repaired one of the bins.

144) Report from the Clerk

144.1) Standing Orders

A sub-committee of the Chairman, the Clerk & Cllr's D Lumber & K Perry would meet to consider revision to the current Standing Orders to take account of the recently published new Model Standing Orders.

144.2) Drainage of the Playing Field

Cllr M Solomon reported that, weather permitting; the drainage work would commence in the week commencing 19 April 2010.

It was RESOLVED that a quote of £350 for the removal of the fencing, adjacent to the rhyne to be cleared, would be accepted.

144.3) Wembdon Common

Repairs to the potholes had been completed.

The Clerk was instructed to make a further attempt to get the contractor to 'make good' damage caused to the Common.

144.4) Flooding

No defects had been found in the culvert between Keltings & Church Road, however, the survey was extended along Church Road & a partial collapse was located, which had since been repaired.

After a thorough investigation it had been determined that the best option for reducing the risk of flooding was the original proposal to alter the highway levels, in Church Road in front of the playing field, to direct flows in to the rhyne via a section of dropped kerb. Further consultations with S.C.C. were taking place.

144.5) Name Signs

The Wembdon name sign at the Sandford end of the village had not yet been replaced by County Highways. However, S.D.C. had replaced all the street name signs identified as requiring replacement by the Parish Council.

144.6) Verge along the NDR

S.D.C. had informed the Parish Council that they were undertaking clearance work on the overgrown verges, particularly between Wembdon Road & Old Oaks Close.

144.7) Consultation on Proposals to Build a New Nuclear Power Station

The Parish Council had submitted a detailed response to EDF & the Infrastructure Planning Commission

144.8) Dog Fouling

The Clerk had met with officers of S.D.C. to discuss the continuing problem of dog fouling in & around the village.

Following a previous request from the Parish Council, S.D.C. had re-sited one of their bins along footpath BW 34/6.

S.D.C. stated that one of the worst areas for dog fouling was on land owned by Persimmons & they were actively trying to get the developer to place a dog waste bin on that land.

The Clerk repeated a previous request to S.D.C. to replace the existing dog fouling signs where they had suffered weather damage & that they consider putting additional ones up.

S.D.C. was asked whether it could replace the lid that had been removed from one of the bins in the playing field. (Subsequently the other bin lid had been removed & this would also be reported to S.D.C.)

Unfortunately a member of the public interrupted the meeting and made insulting remarks about the Council & in particular the Clerk whom he also threatened. The S.D.C. officers were shocked by the interruption & offered to make a full report of the incident, which they later made available to the Parish Council.

145) Reports from Meetings attended by Councillors

145.1) Hinkley Point Stakeholder Group

Cllr R Western reported that minutes of the meeting held in February would be available shortly.

The main item discussed, even though it was not appropriate to this meeting, was concerns in respect of the probable highways problems if Hinkley Point C was approved.

145.2) Bridgwater Cluster Group Meeting

Cllr K Perry reported that the meeting had been poorly attended.

The main items discussed at the meeting were the new 'Sort it' collections & how S.D.C. was dealing with Bridgwater.

145.3) Quantock Parishes Cluster Group Meeting

Cllr Solomon reported that this meeting had been dominated by concerns about highways problems resulting from the proposed building a of new nuclear power station at Hinkley Point.

Concern was also raised that the flood protection area at the Steart Peninsula was unlikely to be maintained & this was linked to the new deep-water dock being built in Bristol.

145.4) Parish Briefing

Cllr Perry informed the meeting that the main issues discussed at the briefing were

- The impact of the proposed new power station & details of a further series of meeting across the district that were going to be held
- Financial Concerns for the District Council & the possibility of Parish Councils having to, in future, pay for services currently met from the District Council budget.

146) Cokerhurst Farm

The planned meeting between the Parish Council & Engage Planning had been postponed at the request of the developers as they were considering significant changes to their proposals following the considerable response received from Wembdon residents.

A revised plan was not expected before the middle of April at the earliest.

Councillors had received a copy of the report from Engage identifying responses received. Many of the comments submitted raised concerns about the impact on traffic, the school, potential flooding & its general impact on the village. A number also questioned the proposed volume of social housing. There were, however, some responses supporting the proposed housing development.

147) Report from the Highways Sub-committee

Cllr C Brown reported on his meeting with Chris Betty from County Highways. Mr Betty explained that there were strict criteria laid down by the Department for Transport with regard to the setting of 30mph speed limits & because of this it was not possible to extend the limit westwards on Wembdon Hill. A slow down zone from 40mph to 30mph would not be considered as these had been shown, elsewhere, to be not very effective.

Parking near the junction of Moores Lane & Skimmerton Lane was also discussed. It was noted that car parking in this vicinity was legal & the parked cars seemed to act as a sort of chicane slowing down oncoming vehicles.

Mr Betty said that an extension of the 20mph zone to include Wembdon Rise to the NDR junction & also to St. George's School might be considered when Highways next undertook a survey of speed limits.

The Council had requested an extension to the no parking area at the junction of Inwood Road/Wembdon Rise. Mr Betty said that following a survey the yellow lines could be extended & it would then be the responsibility of the police to enforce.

Concerns regarding the potholes on Wembdon Rise, Wembdon Hill & the entrance to Church Road were highlighted. These have, in general, been, subsequently, repaired and Wessex Water had been asked to deal with the large sunken area at the entrance to Church Road.

More potholes had been identified recently & County Highways had advised that a survey was undertaken on a monthly basis & those requiring repairs were dealt with.

A letter from a resident of Wembdon Hill raising concerns about the risk to pedestrians along Wembdon Hill, particularly because of the current large volume of traffic using it, had been referred to the police.

It was RESOLVED that as County Highways had only recently rejected a request for a pedestrian crossing on Wembdon Rise now was not the time to make a further request.

Concern was raised in respect of the entrance to Crossacre & leading to The Pippins. S.D.C. had previously stated that they were not responsible for this un-adopted road at this point even though the Bridgwater Rural District Council had been until it was replaced by S.D.C. The Council questioned this view & agreed that it needed to be challenged.

The Clerk was instructed to ascertain who had been responsible for the erection of the speed watch signs in the village & to remind them that Highways had stated that they could not be left in place permanently.

Cllr Brown reported that the footpaths, although wet, were generally in a good condition & work on ensuring Kissing Gates, styles etc. were in place, where required, had been completed.

148) The Green Wedge

Cllr Solomon reported that the village recreational committee was continuing to look at options & hoped to be able to make a detailed presentation at the meeting after next.

149) The Millennium Bridge

Cllr Solomon reported that he & Cllr S Bagg had undertaken an inspection and had identified that repairs to the mortar etc were required. It was RESOLVED that a quote from the original builders be obtained.

150) Correspondence

150.1) Closure of Footpath BW 34/41

A large part of the footpath was to be closed from 1 April 2010 for a period of 6 months to allow the Environment Agency to carry out the construction of a new outfall to replace Fenlyns Clyce along with other essential works.

150.2) Somerset West Community Energy Consultation

Cllr Solomon indicated that he would be attending this event on 10 April 2010.

150.3) Other Correspondence

Various other items of correspondence were placed in the correspondence folder including

- Somerset Aggregates Consultation Paper
- A letter from the National Grid outlining why they needed to explain their proposals for new power lines in greater detail

151) Planning

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

Permission refused.

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.

Application withdrawn.

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.

Permission granted.

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.

Permission granted.

51/10/00003 – 18 Church Road, Wembdon. Application for non-material minor amendment to planning permission **51/08/00046** for substitution of French doors for single door to rear elevation & exclusion of window to side elevation.

Permission granted without consultation.

51/10/00004 – Barn to the North East of Grabhams Farm, Moores Lane, Wembdon. Change of use and conversion of barns to two dwellings.

Permission granted.

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

The Planning sub-committee has supported this application.

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.

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

No objection from the Planning sub-committee.

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

Referred to the Planning sub-committee.

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

No objection from the Planning sub-committee.

152) Finance

Balance at 8 February 2010		£22430.59
Allotments		<u>£ 87.00</u>
		£22517.59
Less		
Bridge Enhancements	£ 493.50	
Clerk's Expenses	£ 71.44	
Public Notice	£ 87.42	
Pothole Repairs	£ 705.00	
Swing Seats & Hydraulic Hinge	£ 846.00	
S.D.C. (Dog bin emptying)	£ 648.95	
S.C.C. (Room hire)	£ 15.00	
Annual Allotment Rent	£ 200.00	
Speed Gun	£1004.63	<u>£ 4071.94</u>
Balance at 29 March 2010		£18445.65

The following payments were authorised

- Clerk's Expenses £33.94
- S.C.C. (room Hire) £185.19
- Swing Seats (following vandalism) £78.73

It was RESOLVED that a donation of £100 be made to Sedgemoor Community Transport.

It was also RESOLVED that the Council would renew its subscriptions to

- Community Council for Somerset £30.00
- Somerset Association of Local Councils £676.71

The Clerk reported that the cost of emptying each dog bin had been increased to £2.68 + VAT per visit from 01/04/2010 & that the cost of hiring a room in the school had increased to £45 for the first two hours & £15 per hour or part hour thereafter.

The Clerk reported that the audit of the accounts for the year ended 31 March 2010 was due to commence on 1 July 2010.

153) Matters Raised by Councillors

It was RESOLVED that a quote for an additional piece of fencing on footpath BW 34/6 be obtained as the gap in the fencing in one particular area was considered to be a health & safety risk.

As this completed the normal business the members of the public were asked to leave so that commercially sensitive issues could be considered.