

WEMBDON PARISH COUNCIL

MINUTES OF THE MEETING OF WEMBDON PARISH COUNCIL HELD ON MONDAY 4 APRIL 2011

Present

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

1) Chairman's Welcome

The Chairman welcomed David Eccles & Paul Hanafin from EDF, the Councillors, County Cllr John Edney & 5 members of the public to the meeting.

2) Apologies for Absence

These were received in respect of Cllr R Western, Cllr P Reed & Cllr M Solomon.

3) Declarations of Interest in Items on the Agenda

There were none.

4) Hinkley Point C Construction – Highways Issues

David Eccles thanked the Council for providing an opportunity to answer questions on the proposed development of a new nuclear power station at Hinkley Point, with a particular focus on transport issues.

Cllr Bown started the questioning & highlighted her concerns in respect of EDF's proposals regarding the signals at Chilton Street, the Quantock Road roundabout, the proposed roundabout at Sandford Corner & the sheer volume of traffic that would be generated by the development. In response Paul Hanafin stated that simply choosing to build a bypass from Dunball was not an option as it would probably be rejected by the Infrastructure Planning Commission (IPC), if other alternatives had not been considered. National highways policy was to look at the methods of managing demand. EDF had followed this policy in their planning & the mitigation works proposed were appropriate to the scale of the impact that the development would have on traffic flow. It was therefore the view of EDF that a relief road was not necessary.

The terms of reference were to ensure that the workforce was transferred in to the site effectively & safely with minimum impact on existing roads. Most of the workforce would be transported by bus to the site, which would reduce volumes. They had identified the key junctions & what could be done to improve the flow of traffic at them. Their plan was to reduce the need for travel and this they believed would be achieved with the proposals that had been the subject of the recent consultation.

Mr Hanafin stated that he was working closely with Somerset County Council (S.C.C.), Highways & other agencies & progress had been made.

County Cllr Edney stated that EDF was a long way from meeting the requirements of S.C.C. & it was a fact that EDF had no contingency if, for any reason, the A38/A39 had problems.

Cllr S Bagg expressed his personal view that he was opposed to any bypass & he knew of a number of people that would object to any proposals to build one.

In answer to another question it was confirmed that a survey of the C182 would be undertaken to consider what needed to be done to improve the road & S.C.C. had made it clear that they wished part of the road to be made a Clearway.

EDF was asked how they would stop contractors simply choosing to drive to the site. In response it was stated that there would only be 300 parking spaces & these were earmarked for key personnel.

It was confirmed that the transport strategy was not driven by any budgetary restraint.

EDF acknowledged that S.C.C. was questioning the need for a roundabout at Sandford Corner.

The Chairman, Cllr B Webb, thanked Mr Eccles & Mr Hanafin for the presentation & recognised that it had been a difficult evening for them. He added that the Parish Council was not convinced by the arguments put forward by EDF.

5) Cleanup UK

Unfortunately, due to a serious illness in the family, the representative from the organisation was unable to attend the meeting. Links to useful websites had, however, been provided.

Separately the Clerk informed the meeting of correspondence he had received from a resident who was keen to support any volunteer group that was prepared to clear litter in the village & from another resident concerned about the amount of litter on part of Wembdon Hill. It was agreed that the litter on Wembdon Hill would be referred to Sedgemoor District Council & it was RESOLVED that the new Parish Council would be asked to create a special sub-committee to consider litter problems in the village.

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

There were none.

7) Minutes

The minutes of the meeting held on Monday 14 March 2011 were agreed & signed.

8) Report from the Police

There was no report.

9) Report from the Clerk

9.1) Salt/Grit Bins

Following correspondence with County Highways & S.D.C. it was RESOLVED that one of the bins could be placed on the verge next to the Meadow Park sign. As the alternative site identified on Wembdon Hill was not suitable because it was private land it was RESOLVED that the verge by the Cottage Inn should be used.

9.2) The Green Wedge

The Council was still waiting for a response from S Notaro ltd.

9.3) Re-instatement of Goalpost in the Playing Field

Correspondence received objecting to the re-instatement of the goalpost was noted.

9.4) Entrance to Crossacre

Cllr J Riddle reported that she understood that the WCA was prepared to donate £100 towards the cost of the repairs to the road surface. As it was now known how much the residents needed to contribute in total a further meeting would be organised to see if they were prepared to cover the balance due.

9.5) Off the Road Caravan – Wembdon Hill

Highways had informed the Council that no contraventions had been committed.

10) Sedgemoor Community Forum

Cllr M Solomon had attended this meeting on behalf of the Council & had provided a brief written report.

The main presentations relevant to the Council were from The Big Lottery & Awards for All. The main purpose of each application was to run through the application process & to make everyone aware that there were still funds available but that the award criterion was becoming tougher.

11) Wembdon Allotments

Councillors were already aware that on the day following the March meeting the Parish Council had been informed that their tender bid of £25,000 to purchase the allotment field had been successful.

The purchase was to be financed by a loan of £25,000 from the Public Works Loan Board, which would be repayable over 15 years. The Council had agreed on a fixed rate, equal instalments of principal loan at 4.31%.

The completion date was 20 April 2011 and Dunn Simpson Solicitors were acting on behalf of the Council.

In accordance with Standing Order 10b it was RESOLVED that the Chairman of the Parish Council, Cllr Brian Webb & Cllr Dianna Lumber would sign the legal documents to purchase the Wembdon Allotment Field and that the signatures would be witnessed by the Clerk of the Parish Council.

On the basis that the allotment rent should, at the very least, cover the interest charges payable, on the loan, it was RESOLVED that the yearly rental for each plot would be £30 per annum but pro rata for 2011 due to the uncertainty during the first quarter of the year.

12) Correspondence

The following was being circulated in the correspondence folder

- Avon & Somerset Police newsletter
- Minutes of the Quantock Parish Cluster Liaison Meeting dated 15 March 2011
- The responses from Nether Stowey & Otterhampton Parish Councils' regarding the phase 2a EDF consultation on Hinkley Point C
- Hinkley Point Stakeholder Group Minutes dated 25 February 2011

13) Planning

It was RESOLVED that the Council would make representations to the Sedgemoor Core Strategy Examination Programme, which was being held between 24 May & 3 June 2011.

Councillors were informed of the appeal submitted in respect of the refusal to grant planning consent on planning application **51/10/00028**, erection of dwelling with integral garage & formation of access at 57 Wembdon Hill.

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

Permission refused.

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

Granted permission.

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

Granted permission.

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

No objection from the Planning sub-committee.

51/11/00006 – 40 Wembdon Rise. Change of use & conversion of dwelling to two flats.

No objection from the Planning sub-committee.

51/11/00007 – 7 Orchard Lane, Wembdon. Erection of single storey rear and side extensions, partly on site of existing (to be demolished).

No objection from the Planning sub-committee.

51/11/00008 – Rose Barn, Hollow Lane, Wembdon. Erection of PV solar panels to garage roof.

No objection from the Planning sub-committee.

14) Finance

14.1) Current Balance

Balance at 14 March 2011		£2406.10
Bank Interest		£ 0.39
VAT Refund		<u>£ 364.00</u>
		£2770.49
Less		
Ash Clifford (Allotments)	£1000.00	
Rent on land behind Greenacre	£ 160.00	
Clerk's Expenses	£ 67.29	
Public Notice, Bridgwater Mercury	£ 93.60	<u>£1320.89</u>
Balance at 4 April 2011		£1449.60

14.2) Payments

The following payments were authorised

- S.D.C. (Dog bin emptying) £334.46
- S.C.C. (Room Hire) £235.20
- Clerk's Expenses £50.40
- Salary/Income Tax £994.31

It was RESOLVED that the following affiliations be made for 2011

- Somerset Association of Local Councils £704.39
- Community Council for Somerset £35

14.3) Audit of Accounts for the Year Ended 31 March 2011

The annual audit would take place on 18 July 2011. It was RESOLVED that the current finance sub-committee would review the accounts prior to the local elections on 5 May with a view to the new Parish Council approving them at their meeting on Monday 16 May 2011.

15) Matters Raised by Councillors

15.1) Abuse of Dog Waste Bins

Cllr S Bagg informed the Council that someone driving a black Audi A6 car, possibly from Wembdon Hill, had been seen depositing a number of carrier bags in & below the dog bin by the bridge at the playing field on more than one occasion.

15.2) Councillors not Seeking Re-election

The Chairman thanked the Councillors, who were standing down, for their service to the Council.