

WEMBDON PARISH COUNCIL

Clerk of the Parish Council Tony Jay 11 Wyvern Mews, Weston-super-Mare, BS23 3GZ
Email clerk@wembdon.org Telephone 07741 461982

Minutes of a meeting of Wembdon Parish Council held at Wembdon Village Hall on 10th June 2019 that commenced at 7.30pm when the following business was transacted.

Present: Cllrs M Solomon (Chairman), L Edwards, D Gliddon, J Hall, N Harrison, P Major, M Phillips, and A Reed.

District Cllrs B Bolt, and I Dyer.

Parish Clerk: Tony Jay Police: None

100/19 To receive any apologies for absence.

Apologies were received from Cllr Prowse and R Webber.

101/19 To receive declarations of any pecuniary, prejudicial or personal interests on items relating to this agenda.

Cllr Hall declared a personal interest in agenda item 117/19.

102/19 To request the elected Vice Chairman to sign the declaration of office.
The Vice Chairman signed the declaration of office.

103/19 To approve as a correct record the minutes of the meeting of the Parish Council held on 13th May 2019.

It was unanimously resolved to approve the minutes.

104/19 To approve the Annual Governance Statement for the year ending 31st March 2019 (s.1 of the Annual Return 2018/19).

It was unanimously resolved to approve the Annual Governance Statement.

105/19 To approve the Annual Accounting Statements for the year ending 31st March 2019 (s.2 of the Annual Return 2018/19).

It was unanimously resolved to approve the Annual Accounting Statements.

106/19 To receive the Clerk's report.

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All allotment holders have now paid their fees for 2019-20. One newsletter advertiser has still not paid.

Suggestions for the naming of the roads on the new housing estate need to be considered in the near future.

- 107/19 To receive a Police report regarding crime reports and crime statistics.
- There was no Police presence at the meeting, and no report had been received.
- 108/19 To receive a report from Cllr Reed on the progress of the Wembdon Neighbourhood Plan.
- A flyer has been circulated requesting people to vote on 4th July. Paper copies of the plan can be viewed at the Cottage Inn, the Parish Centre and the Village Hall. The voting slips have been sent out. Postal voting papers are on their way.
- 109/19 To receive a report from Cllr Prowse on the Playing Fields and Common.
- The opening ceremony for the new Access for All play equipment and Changing Places toilet facilities was well attended. The Lord Lieutenant officiated and remarked on how Wembdon was taking a lead in providing fully accessible facilities.
- 110/19 To receive a report from Cllr Gliddon on Highways.
- The A39 work was due to start on 10th June, but a sign has been placed stating that the work will commence on 17th June for five days. The pot holes in Blakes Lane have been reported to SCC on line. Pot holes have recently been filled in Church Road. A 50 metre long stone wall on Wembdon Hill has been repointed and has now been made safe.
- 111/19 To consider the purchase of a set of average speed cameras.
- This suggestion has been explored, but the costs involved would be prohibitive.
- 112/19 To receive a report from Cllr Gliddon on the Footpaths and Verges.

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The public footpaths being tended to by the Parish Council's contractor are in a very good condition. Four additional footpaths in the Parish need cutting and these have been reported to SCC.

- 113/19 To consider a request to install a chicane on the footpath from Greenacre to Wares Lane between houses 12 and 14 Greenacre.
- Cllrs Edwards, Harrison and Phillips will visit the site and report back to the July meeting.
- 114/19 To receive a report from Cllr Hall on the Parish Paper.
- The next edition will be published shortly.
- 115/19 To receive a report from Cllr Phillips on Allotments and allotment wall reconstruction.
- The awarding of the contract to rebuild the wall was discussed at length. The initial work to make the fallen wall safe, and install scaffolding, was carried out by a local builder, who responded very quickly to the request to make the wall safe. Our financial regulations state that three quotations should be obtained before a contract of this nature is awarded unless it is deemed that there is only one contractor who could carry out the work effectively.
- It was accepted that if another contractor was brought in to continue the work then there would be extra financial costs due to the removal of the scaffolding installed by the original builder and its replacement by a new builder. Also, this work should begin as soon as possible, and the original builder is able to start the work immediately.
- It was unanimously resolved that it would neither be cost effective or timely to change contractors, and to award the contract to the original builder to complete the works.
- 116/19 To receive a report from Cllr Gliddon on SID results and Speedwatch.
- Cllr Gliddon gave a SID update which showed that there is a small number of high end speeders although most vehicles travel at a safe speed. The authorities consider that Wembdon does not have a serious speeding problem. The Police speed enforcement officer stated that many communities would 'give their right arm' to have Wembdon's vehicle speed data.
- The purchase of an additional SID will be considered at the October meeting.

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The SID will be recalibrated at some point, but there is no urgency in this.

117/19 To receive an update on the Wembdon Parklands Project from Cllr Edwards.

The Chairman gave a brief history of the Parklands, to the best of his knowledge:

“The Parklands land was owned by Persimmon, who bought most of it from Bowerings, who used it mainly for sheep grazing. Originally there was a small lambing hut on the site.

The Great Oaks housing development started in 2004 and Persimmon were unable to build on the current Wembdon Parkland because this was within Flood Plain 3a, where development of housing was prevented at that time. They constructed approx. 75 houses on the remainder of the site.

The ecological survey of the area found evidence of badgers, bats and water voles as the only protected species. The water voles were moved into the new Kidsbury Rhyne to allow the construction of the NDR. The bats were provided with roof roosts and the badger sett was preserved and fenced.

In 2012, as a part of the development of the Village Hall, a Masterplan was developed for the whole of the Green Wedge. The area of Wembdon Parklands was designated on the plan for “community parkland, orchards and wildflower meadow”. As a part of the planning application ecological studies were carried out by Richard Green Ecology through 2010/2011/2012 and the report confirmed the presence of water voles in the Kidsbury rhyne and badgers. There was no evidence of Great Crested Newts anywhere on the site.

7 March 2013, planning permission was granted.

The Parish Council purchased the Wembdon Parklands, “Title absolute”, from Persimmon 23 March 2016. The whole area was, at that time, designated as a badger foraging area and was only to be used as an “open space”, specifically with no building to be erected without permission from SDC. Attached “conditions C.5 and C.6” were that a hedge had to be maintained between the land and the NDR and that a badger proof fence was to be erected adjacent to Oak Apple Drive, these conditions being to deter badgers running onto the NDR.

Since 2016 the Parklands has been a standing item on the Parish Council meeting agenda. The Councillors working on this project have included Cllrs. Harrison, Bingham, Thake, Woods, Hall, Edwards and Solomon. There have been specific mentions of the Parklands and/or the published Masterplan in Parish Paper editions 14, 15, 18, 19 and 24.

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In June 2017 the Parish Council was approached by a Community Group, PACT, who wanted to assist the Council by raising funding to implement the Masterplan for Wembdon Parklands. Since that time the project has been under the umbrella of the Access for All programme. Detailed plans have been developed with the Council and have undergone multiple consultations in the village, with Councillors being regularly updated on revisions incorporated to address issues raised”

Six members of the public spoke, raising concerns regarding the plans. The main concerns were:

- An increase in anti-social behavior in the area.
- The safeguarding of wildlife.
- Potential parking problems that may occur on the roads in the vicinity.
- Dogs off lead and children being present in the same area.
- That the area remains as an open space with a rural rather than urban character

The Councillors discussed the proposed plan. It was accepted that badger proof fencing must be installed at the boundary with Oak Apple Drive to comply with the planning condition imposed when the land was originally purchased and that self-closing gates of a design that provided access to all should be installed.

Taking into account the views expressed by the public at the meeting it was unanimously resolved to approve the plans subject to the following amendments:

It was unanimously resolved that there would be no picnic tables, no play equipment and no boules court.

It was unanimously approved that the plan would include the tarmacked paths.

It was resolved that four solar lights would be installed subject to planning permission, (6 in favour, 1 against, 1 abstention).

It was resolved to install CCTV in the area (7 in favour, 1 against).

It was unanimously resolved to approve the planting of sustainable and sensory plants.

It was resolved that two benches would be installed adjacent to the footpaths, separated from each other and away from houses in the vicinity (5 in favour, 2 against, 1 abstention).

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Cllrs expressed the view that the whole community had been widely consulted with multiple public consultation events, Parish Paper articles, the Parish Council website and Parish Council minutes. Accusations that the public had not been consulted were completely unfounded.

118/19 To consider proposals to address the problem of litter in the Parish from Cllr Edwards.

This will be adjourned to the September meeting.

119/19 To receive an update regarding the Transport Forum and the EDF Forum from Cllr Reed.

There was no new information.

120/19 To consider whether the Parish Council wishes to take part in the celebrations to commemorate the 75th anniversary of VE day in May 2020.

Cllr Phillips will take the lead on this, and he will report back to the September meeting.

121/19 To consider the authorisation required for vehicular access across Wembdon Common.

It was agreed to continue with the current procedures where the Clerk grants authorisation.

The little footpath which leads across the Common from the Parish Centre to Church Road has a dip in it which was exacerbated by the vehicles crossing the Common when the Parish Centre was rebuilt. It fills with water when it rains. The soil here has also compacted, grass does not grow well and the rainwater will not soak in.

A quotation was obtained a while ago to carry out the work necessary to raise the path level and to restore the grass in this area to its original condition. This will be an agenda item for the September meeting.

122/19 To consider the next steps in rebuilding the Parish Council website.

Cllr Major will lead a small working party who will meet in September. In the meantime, he asks that all Councillors consider what should be on the website, and what they like and don't like about the current site. Also to look at a

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random selection of other Council's websites and note the address of those they consider good, and why. These findings should be passed to Cllr Major.

123/19 To consider a financial update and to approve payments:

- (a) Statutory Payments as per agreement under minute no 324/13
- (b) Non Statutory Payments List:

Chq no	Payee	Detail	Amount
330923	Prolectric	Solar Lighting	£7003.20
300924	GB Sports and Leisure	Repairs to wet pour around climber	£1314.00
300925	Richard Young	Internal audit	£50.00
300926	CPRE	Donation	£36.00
300927	J Fawle	Refreshments for playground opening ceremony	£150.00
300928	Parrett Internal Drainage Board	Drainage rates	£15.69
300929	Somerset Playing Fields Assoc.	Subscription	£15.00
300930	Somerset Tree Services	Tree surgery	£100.00
300931	SDC	Uncontested election fee	£200.00
300932	Purnells Printing	N'hood plan printing	£95.00
300933	Wembdon Village Hall	Room hire (£1,000); CCTV base station rental (£500); Changing places toilet rental (£500)	£2000.00
300935	Wembdon Village Hall	Room hire	£50.00
300940	Harris Bros and Collard	Radar lock for disabled toilet	£698.40
300941	M. Solomon	Reimbursement of cash paid to NP leaflet distributors	£100.00
300942	Purnells Printing	NP leaflets	£78.00

A budget update sheet had been be pre circulated to members.

It was unanimously resolved to approve the payments.

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124/19 To approve the Parish Council's internal policies.

It was unanimously resolved to approve the policies with a minor amendment to the financial regulations.

125/19 To approve the appointment of Richard Young as internal auditor for 2020-21.

It was unanimously resolved to appoint Richard Young.

126/19 To consider matters of report:

A public consultation from Magnox will be taking place on 11th June in the Village Hall regarding the transportation of intermediate waste to Hinckley A from other nuclear plants in the UK.

127/19 Date of next meeting: Monday 8th July 2019

End of minutes