

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 September 2018 that commenced at 7.30pm when the following business was transacted.

Present: Cllr M Solomon (Chairman), Cllr N Bushill, Cllr D Gliddon, Cllr J Hall, Cllr N Harrison, Cllr J Jackson, Cllr M Phillips (from minute 287/18 onwards), and Cllr A Reed.

District Cllrs A Bown, L Duddridge and I Dyer (all until item 301/18).

Parish Clerk: Tony Jay Police: None

285/18 To receive any apologies for absence

Apologies had been received from Cllrs T Travis and R Webber.

286/18 To receive declarations of any pecuniary, prejudicial or personal interests on items relating to this agenda.

No declarations were received.

287/18 To consider the co-option of a new Councillor to fill the current casual vacancy.

It was unanimously resolved to co-opt Mark Phillips to the Parish Council.

Cllr Phillips signed the declaration of office and joined the meeting.

The Chairman welcomed Cllr Phillips, who has been an active member of the Neighbourhood Plan team for several months and is a past chair of the WCA.

The Chairman reminded Councillors that now is the time to think about projects that they wish to bring forward so that they can be considered before the Council starts the budget cycle in November.

288/18 To approve as a correct record the minutes of the meeting of the Parish Council held on 9th July 2018.

It was resolved to approve the minutes as a correct record (6 in favour, 2 abstentions as not present at the meeting).

289/18 To receive the Clerk's report.

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No information has been received from members of the public regarding the vandalism to the gate at the ridge path to Blakes Lane.

The Dog Control Order signs notifying that dogs must be kept on leads on Wembdon Green will be installed this week. Fixed penalty fines will be issued to dog owners who ignore the order. The SDC dog wardens will be visiting the Green, and operate a 'zero tolerance' policy. The Clerk should be notified of any particular times of the day when the order is being ignored so the wardens can be informed.

Councillors will be able to suggest street names for the housing development planned to be built at Cokerhurst Farm. Councillors were asked to submit suggestions to the Clerk.

The Green at Wembdon has won an award to be presented at the Somerset Playing Fields Association AGM on 13th September. The Chairman will be attending along with Dan Bingham from the Village Hall Trust.

290/18 To receive a Police report regarding crime reports and crime statistics.

There was no Police presence at the meeting, and no Police report had been received.

291/18 To receive a report from Cllr Reed on the progress of the Wembdon Neighbourhood Plan

The Chairman reported that the public consultation period is over and we now need to address the issues that have been raised by the public and by the various authorities. Comments have generally been very positive. We need to address issues with landscape statements, drainage board comments, parking strategy plus others. These need to be put together in a professional manner with supporting data so, in consultation with the Clerk and the team, we have decided to extend the work that WYG have been contracted for to include these further elements of the plan.

It was unanimously resolved to finance the WYG work.

The Parish Council and the Neighbourhood Plan team have established a contact with the potential developers of the Cokerhurst Farm site and there is a meeting to be planned with this Parish Council to continue to update us on the planning progress of the developer – who is at this stage having very regular meetings with SDC. One very clear point is that the developer now considers the adoption of our Neighbourhood Plan to be a certainty and is incorporating all of aspects of our plan going forward.

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Cllr Reed presented the following update from the Neighbourhood Plan team:

Where we are now

Following the postal and on-line surveys completed by Wembdon residents, the Neighbourhood Plan steering group has developed a draft Neighbourhood Plan. This is available to view on the Parish Council website, www.Wembdon.org.

We have held three consultation events: at the village hall in June and July, and at the Wembdon Village Day. These events attracted a good number of visits, with many residents leaving written responses and others sharing their views in person. The feedback on the draft plan has generally been very positive.

There has also been consultation with other stakeholder groups and agencies, again with very helpful feedback.

The Parish Council has taken on board the comments about Wembdon Parkland not becoming too “manicured” and space left for wildlife and dog walking/other activities.

We are consulting Sedgemoor District Council on a proposal for affordable housing in Wembdon which we hope to include in the Neighbourhood Plan. If and when Cokerhurst Farm is developed we would like some of the affordable housing on the site to be allocated to Wembdon residents or people with a local connection.

The Parish Council is also working on a parking and traffic strategy.

Next steps

The Plan will now be revised to reflect the feedback, and will then go to Sedgemoor District Council and an independent examiner to check that it is legal.

The Sedgemoor Local Plan has also been subjected to examination and the Inspector has indicated that she is not minded to oppose the development at Cokerhurst Farm.

This makes it virtually certain that the development will go ahead (much against the wishes of very many Wembdon residents). The developers are planning to hold an event in October to show us the plans they have for the site and to hear our views.

Referendum

Once the Neighbourhood Plan has passed the legal tests and has been accepted by Sedgemoor District Council it will be the subject of a Referendum – which is likely to be in early 2019. All Wembdon residents will then have the opportunity to vote on the Plan. If it is accepted it will become part of the District Council’s planning policy. It will have to be taken into account when any planning issue that affects Wembdon is being considered. If it is rejected there is no second chance, we will not have a Plan, and a greater proportion of the Community Infrastructure Levy monies from any development will be controlled by SDC instead of Wembdon Parish Council.

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When the referendum comes please vote in favour of the Neighbourhood Plan.

We feel that, under the current regulations, it is the best achievable way of fulfilling the wishes of Wembdon residents.

292/18 To receive a report from Cllr Reed on the Playing Fields and Common

The Playing Fields inspection report notes that there are no items of major concern. The rubber surfaces had shrunk back a little during the dry spell but these are back to normal now. There are notes on the table area but these will all be addressed during the installation of the new play equipment.

All of the hedges are due to be flailed tomorrow and a winter tidy up of all areas will be carried out.

The base to one of the litter bins has rotted away and the bin needs replacing. The Clerk was asked to order a replacement litter bin from SDC.

A new gate has been fitted on the access to the Playing Fields from the Church car park. This was funded by The Trust. It has no pedestrian access as the Church would not agree to this.

293/18 To receive a report from Cllr Harrison on Highways

Cars are being parked next to the dropped kerb in Church Road. A request has been submitted for white lines to be painted on the road which would discourage this.

294/18 To receive a report from Cllr Hall on the Footpaths and Verges.

A Councillor requested that when hedges are flailed by Council appointed contractors then the cuttings be cleared away from the pavements.

A request has been received by a mobility scooter user to widen the tarmac a little by the chicane in Wares Lane. This has been previously reported to all Councillors. The chicane and its installation were done at no cost to the parish.

It was unanimously resolved to widen the path at a cost not exceeding £500.

295/18 To receive a report from Cllr Hall on the Parish Paper

The next Parish Paper should be produced in early October. Potential articles were discussed. The Neighbourhood Plan will be heavily featured.

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296/18 To receive a report from Cllr Travis on Allotments

Cllr Harrison reported that he has strimmed and cleaned an overgrown plot which has now been let to a new tenant.

297/18 To receive a report from Cllr Gliddon on SID results and Speedwatch.

The SID has been situated in Wembdon Rise for the last ten days. The average speed of all vehicles recorded was 25.7 mph. The average speeder was recorded driving at 33 mph. The maximum speed recorded was 55 mph on 3rd September at 7.30 am. On average there were 1810 vehicle movements per day in one direction through the village.

The SID is now located in Church Road.

New yellow speed watch signs are now in place. The speed watch and SID team were congratulated for their voluntary work.

There is an overgrown willow tree covering the 20 mph sign at the junction of Wembdon Rise and Church Road. The Clerk was asked to report this to County Highways.

298/18 To discuss how to deal with traffic management in the Parish, and to consider whether external consultants should be engaged.

This will be adjourned until a Neighbourhood Plan is in place, and then be revisited.

299/18 To receive a report from Cllr Harrison on the Village Hall Trust plans to tarmac the car park.

The Trust has applied to SDC for RLT3 funding for completing the tarmac surface of the car park. The Parish Council has written in support and this will be heard at the November meeting of the Grants Panel.

Several members of the public who routinely clear litter and general rubbish from the car park and other areas of the field have requested that an additional waste bin be placed at the edge of the car park, where it can be easily emptied. This would come from the already approved budget for general Village Hall improvements.

It was unanimously resolved to purchase a litter bin and to pay for it to be emptied by SDC.

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300/18 To update the Council on feedback regarding the proposals for Wembdon Parkland.

See item 303/18 iii.

301/18 To consider the Parish Council's response to the SCC consultation 'have your say on the future of public transport in Somerset'.

If any Councillor wishes to submit a comment then they should contact the Clerk.

The District Councillors left the meeting.

302/18 To consider the Parish Council's response to the 'Sedgemoor Local Plan (2011-2032) – Consultation on Proposed Main Modifications'.

Whilst there have been a number of revisions/updates, the Neighbourhood Plan team has been through the document at length and conclude that there are no changes which would have a significant impact on their own plans to produce our Neighbourhood Plan and have it adopted in the shortest time possible.

303/18 To receive a report on the 'Access for All' project and to consider making financial commitments.

i. Additional play equipment in the park

The equipment, a trampoline and roundabout, have been selected and a plan for layout prepared. Based upon this plan and the associated costing, Cllr Reed has made a final application to the Big Lottery following meetings with them. Cllr Reed was thanked for her excellent application.

ii. Cooperation with the Village Hall to provide fully accessible toilets

Following discussions with The Trust, who have required that to maintain their building guarantees HBC are used to do any civil works on their building, HBC have been instructed to carry out the civil works on behalf of the Council. The amount is a little under £3000, and is fully covered by the Grant that Cllr Reed was successful in obtaining. Once the civil works are complete, then the Changing Places equipment will be ordered. Again all of this is covered by the successful grant application. This will be the first Changing Places facility in Sedgemoor

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and will be the third such facility in Somerset – one in Weston and one in Wellington.

iii. PACT team report

A PACT member addressed the Council. Lottery funding of £10,000 has been approved. The team is awaiting a response from the Hinkley Leisure Fund and Viridor regarding further funding from them. There was a PACT stall at Wembdon Village Day, and another will be at the Christmas craft fair in the hall. The bank balance is now £14,735.

The Chairman reported that the PACT team plans are becoming firmer. They have also been running public consultations in parallel with the Neighbourhood Plan consultations and the results are now being reported and collated. It was agreed that it is now important that the Parish Council and PACT team work together more closely to ensure that all of the public comments are fully understood and incorporated where appropriate. It was also agreed that the Parish Council now needs a Councillor to take an active role in the PACT planning process as it develops, to ensure that the final project is fully welcomed by the community.

It was unanimously resolved to ask Cllr T Travis to work with the PACT team.

The Chairman will ask Cllr Travis if he is prepared to take on this role.

The Parish Council policy regarding enhancements of the Wembdon Parklands has been included as an Appendix to these minutes for clarification.

304/18 To receive an update regarding the Transport Forum and the EDF Forum.

Plans have been produced for the alterations to the Quantock Road roundabout, which will be a major project taking place during the winter of 2019/20. Traffic control will be reduced to an absolute minimum, mostly during the night.

The Bristol Road / Wylds Road scheme has now been delayed.

A walking / cycling scheme will be developed along the River Parrett.

A nuclear island for the first reactor unit at Hinkley is due to be delivered next Spring. Over two hundred and fifty young people are on the apprentice team. Over 4,000 people are working at Hinkley now. This will rise to over 5,000.

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305/18 To consider the purchase of a second defibrillator and cabinet.

The South Western Ambulance Service Trust will not lease a defibrillator in a locked case as a matter of policy. Discussions have taken place with a retired GP and it was felt that an unlocked case outside the hall would be an open invitation to vandals. The location of a second defibrillator in the village was discussed, and it was felt that an unlocked outside cabinet situated on Wembdon Hill would be less likely to be vandalised.

It was unanimously resolved to lease a defibrillator from SWAST to be kept in an unlocked cabinet inside the Village Hall and enquiries would take place with businesses on Wembdon Hill to get permission to locate a second defibrillator in an unlocked cabinet there.

Cllr Bushill will make enquiries regarding the location of the second defibrillator.

306/18 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:

Cheque no	Payee	Detail	Amount
300803	N. Bushill	Training Travel Expenses	£16.20
300804	Media Orb	Email address hosting	£18.00
300806	Purnell Printers	Neighbourhood Plan Printing	£18.60
300809	Wembdon Village Hall	Neighbourhood Plan Hall Hire	£60.00
300810	WYG Environmental Planning	Neighbourhood Plan Consultation Fees	£6320.44
300811	PC Rescue	Computer maintenance	£175.00
300813	Wembdon Village Hall	Donation towards blinds	£250.00
300814	Media Orb	Email address hosting	£18.00
300817	Community Council for Somerset	Neighbourhood Plan Consultation Fees	£4651.25

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A budget update sheet had been be pre circulated to members

It was unanimously resolved to approve the payments.

- 307/18 To approve the removal and addition of payment authorising signatories from the Parish Council's bank account, and to reduce the number of signatories required on each cheque from three to two.

It was unanimously resolved to approve the removal and addition of payment authorising signatories, and to reduce the number of signatories required.

- 308/18 To formally record the Parish Council's appreciation for the hard work undertaken by the Wembdon Community Association, in particular their organisation of the Wembdon Village Day.

The Parish Council's appreciation was recorded. The Clerk was asked to write to the WCA thanking them for their hard work.

- 309/18 To consider matters of report:

- (a) Agenda items for the next meeting

There were no agenda items.

- (b) Chairman

The Chairman had nothing to report.

- (c) Clerk

The Clerk had nothing to report.

- (d) Members

Reports have been received that drug dealing has been taking place near to the church. Needles have been found. The Police have been informed.

Cllr J Jackson announced her intention to resign as a Councillor. The Chairman thanked her for her contribution over the last eight years that she has been a Councillor. Jo initiated the Parish Paper and edited it during this time.

The Clerk said that the casual vacancy will be advertised in the usual way.

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310/18 Date of next meeting: 8th October 2018

The meeting closed at 9.20pm.

Appendix

Wembdon Parklands

Wembdon Parklands - Parish Council Strategy

Wembdon Parklands was designated in the original Masterplan as an area of public amenity with a more rural character than the playing fields and The Green. Sections of it were designated as wild flower meadow, orchard and recreation areas for dogs off lead. That is the currently approved Masterplan.

Wembdon Parish Council Policy regarding working with local groups

The Parish Council tries to work with all groups in Wembdon where there is a community benefit from working together. Some examples of this would be the Speed Watch and SID teams where volunteers from within the parish work with Councillors for the benefit of the community. Another example is the Wembdon Village Hall and Playing Field Trust when a joint team of Councillors and parish volunteers completed works including feasibility studies, fund raising, planning applications, construction and now operation of the Village Hall. The Parish Council works with the WCA in their preparation and implementation of Village Day and their other events. This approach has enabled a small team of Parish Councillors to leverage their own capabilities with that of our community to benefit everybody.

The Wembdon PACT Group

Wembdon PACT is a registered charity (number) established by a small team of volunteers working alongside the Parish Council to establish improvements in the Wembdon Parklands for the benefit of the parish. These plans will be subject to consultations with the community in the normal way and subsequent endorsement by the full Parish Council before any implementation can be planned. There are long established procedures for the consultations and ultimately approval by referendum if required.

Parish Council position on Wembdon Parklands

There is an established and approved Masterplan that envisages certain improvements in accessibility and utilization of this land. To this end the Parish Council negotiated the free transfer of land from Persimmon, cleared the impenetrable bramble that had been allowed

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to flourish and now, with regular help from the 'Give a Day' team, maintains the area. It is the Parish Council's policy to make all areas of Parish land accessible to all and wherever appropriate to enhance the environmental and ecological benefits for everybody. The Parish Council supports the introduction of all-weather pathways for wheelchair access, additional planting especially where this can be proven to encourage insects and other wild life and some seating. However, any such works will need to be low maintenance and resistant to vandal attack.

Current Status

The Wembdon PACT team have prepared conceptual plans and held a number of consultations in co-ordination with the Neighbourhood Plan team. In addition there have been a number of comments submitted by members of the Parish when responding to the formal consultation required by the preparation of the Neighbourhood Plan. These comments will be considered and incorporated as appropriate when the Council considers a final draft plan for Wembdon Parklands for endorsement. Until such time the area will continue to be maintained to the current standard.