

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 13th January 2020 that commenced at 7.30pm when the following business was transacted.

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

District Cllrs B Bolt, I Dyer.

Parish Clerk: Tony Jay Police: None

Prior to the meeting commenced a short presentation was given by Gary Perrett of the Bridgwater Area Cycling Campaign.

1/20 To receive any apologies for absence.

Apologies were accepted from Cllr J Prowse and District Cllr M Caswell.

2/20 To receive declarations of any pecuniary interests on items relating to this agenda, which have not been previously declared in the Councillors register of interests.

There were no declarations of interest.

3/20 To approve as a correct record the minutes of the meeting of the Parish Council held on 9th December 2019.

It was resolved to approve the minutes (8 in favour, 1 abstention as not present at the previous meeting).

4/20 To receive the Clerk's report.

The Clerk will not be present at the February or March meetings, but will carry on with the general administration work of the Council during these months.

The damage to the grass verge outside the HMO at 15 Inwood Road has been reported to the owner. He intends to contact SDC to find out what he can do to resolve the problem.

Dr Matthew Wargent from the University of Reading has contacted the Chairman to say that the Wembdon Neighbourhood Plan has been recognised by the Secretary of State as an exemplar in how to produce a NP. This emphasised the benefits of a focused team working together with a clear objective; strict adherence to a timeline and good technical support. This is an excellent endorsement of the work carried out by the NP team, all of whom are to be congratulated.

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Former Wembdon Parish Councilor Dr. Peter Reed JP has been awarded the MBE in the New Year's honours list for services to the administration of justice and the community in Bristol. The Chairman spoke for all Councilors in congratulating Dr. Reed.

Cllr Major had previously circulated extra objections regarding the Cokerhurst Farm Planning Application, in relation to cycle routes. It was agreed to discuss these, and District Cllr Bolt left the meeting. It was unanimously resolved to submit these objections: This application does nothing to promote continuous and safe pedestrian and cycle routes along Quantock Road which follow desire lines (see Development Design Principles):

- The plans show at the Western end of the development a proposed footway / cycleway connection to the existing footway alongside the northern side of Quantock Road, but this is not continued eastwards beyond the proposed western access junction. It is unrealistic to expect pedestrians and cyclists to either cross Quantock Road after that junction, or to divert uphill through the proposed development if they wish to continue towards Newtown and Victoria.

- At the eastern end of the development, a footpath along the eastern side of the access road is shown alongside Quantock Road for a short distance, to join up with the existing PROW which runs along the eastern boundary of the site. Users of the proposed new path are expected to cross the busy A39 by means of an uncontrolled crossing in order to continue towards Newtown and Victoria, which is again unrealistic. There is also no specific provision for cyclists at this point. In order to abide by the principles of the DDPD, there needs to be a shared footway / cycleway alongside Quantock Road or, preferably, for increased safety, within the green wedge along the southern boundary of the whole of the site, joining up with the existing PROW. The continuation of the route along the North side of Quantock Road should be by a shared footway / cycleway as far as the Whitegates Roundabout, secured by a s106 agreement. There is room for this between the existing carriageway and the boundaries of the existing properties. At the roundabout it would meet up with existing pedestrian and cycle paths. These two proposals meet the requirement for promoting a high quality continuous and safe route along Quantock Road, and of integration with existing developments and the wider area. The proposed development fails to integrate with existing developments through provision of footpaths and cycleways, as required by SLP policy D2 and the DDPD:

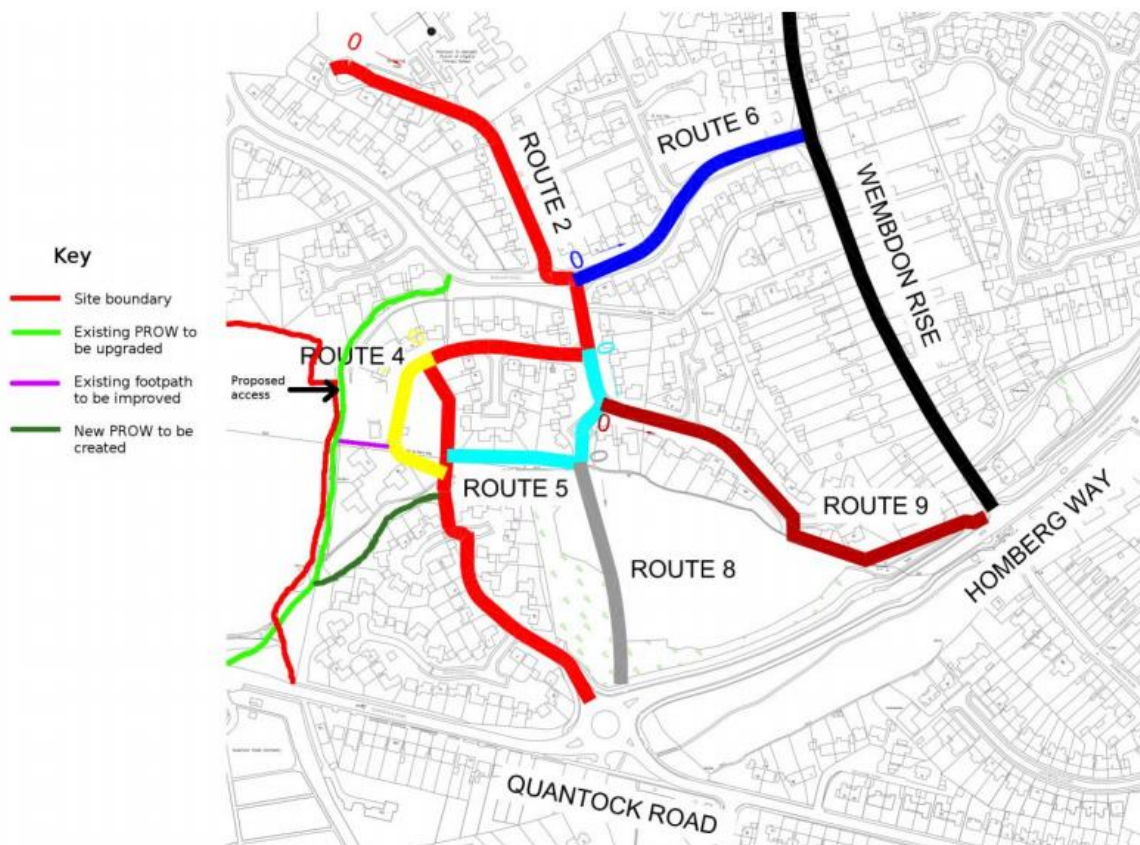
- The plans show a proposed footway / cycleway link to Wembdon Hill, which will be built as part of the initial proposal. However, this will be isolated and unusable until the outline section of the development is built, as will be the proposed link to Inwood Road. The Wembdon Hill link will in any event not be an attractive route for residents of the proposed development, since it emerges to the west of Wembdon, on a road with no pavement, and offers a very long route to Wembdon Village. It does, though, provide a link to the new cycle route to Cannington, via the not-particularly-safe Sandford Hill.

- The plans show a proposed link to the existing PROW which runs along the eastern boundary of the site. There is no indication on the Layout Plan (SE) whether this would be a footway only, or a shared footway / cycleway, but the Hybrid Parameter Plan – Land Use and Access shows it as a proposed footpath link. In order to comply with SLP Policy D2 and

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the DDPD p26, this needs to be a shared footway / cycleway, and the existing PROW should be enhanced to a shared footway / cycleway by means of a s106 agreement. Somerset County Council (SCC) have prepared a plan showing proposed improvements to existing cycle routes as well as proposed new routes. This plan is referenced in para 7.12 of Appendix 10.2 of the Environmental Statement in the current application, with the plan included as Appendix F of that statement, and a section of it reproduced below (with additional annotations). Although para 7.12 refers to contributing to those enhancements through a s106 agreement, the SCC routes are not adjacent to the site, and this planning application contains no proposal to integrate with any of those routes on the Eastern side, which is the direction most of the residents would be likely to use.



In order to integrate with the existing network, a new footway / cycleway should also be created, past the rear of the houses in Quantock Meadow (see plan). This would have the added advantage of providing alternative safe routes from the proposed development to Whitegates Roundabout and the Wembdon Rise / Homberg Way junction. There is also a short existing footpath (indicated on the plan) which would benefit from improvement. Both of these improvements should be provided by a s106 agreement.

District Cllr Bolt returned to the meeting.

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5/20 To receive a Police report regarding crime reports and crime statistics.

There was no Police attendance. There were no matters to report.

6/20 To receive a report from Cllr Prowse on the Playing Fields and Common.

The solar lights on Wembdon Common have not been operating correctly. The installation company Prolectric is rectifying the matter.

7/20 To receive a report from Cllr Gliddon on Highways.

There are potholes in Blakes Lane, Hollow Lane and Moores Lane, along with mud deposits all over these lanes. These issues have been reported to SCC Highways on line. A Highways van has been seen in the area recently, so hopefully the matters are in hand. The road surface in Wembdon Rise is breaking up, despite being repaired only a few months ago. This has been reported, but it has been judged not to be bad enough to warrant a repair at present. The road is due to be top dressed this Spring.

The malfunctioning zebra crossing beacon has been reported. There is poor visibility at the Skimmerton Lane/Wembdon Hill junction due to overgrowing vegetation. Cllr Webber agreed to cut this back.

8/20 To receive a report from Cllr Gliddon on the Footpaths and Verges.

There are three trees which need to be removed for public safety reasons. These are at the allotments; Wares Lane path and Wembdon Common footpath.

The Chairman will arrange for this work to be done. There are dangerous potholes in Wares Lane which is owned, and should be maintained, by Persimmon. This will be reported to them.

9/20 To receive a report from Cllr Hall on the Parish Paper.

The next edition is due to be published in mid-February. There will be an article on the Bridgwater Area Cycling Campaign. More advertisers are welcome.

10/20 To receive a report from Cllr Claydon on Allotments.

The allotments have been inspected recently. Whilst some allotments are in excellent condition, some could be described as 'very poor', without being properly tended for a long time. It is clear that the Council needs to adopt a different way of managing the condition of the allotments. It is only fair to those who tend their allotments that their neighbours do the same. The allotments will be inspected regularly, and the tenants of those found to be of an unacceptable standard will have the expectations explained to them. If they do not bring their allotment up to an acceptable standard in an agreed timeframe then the allotment will be repossessed. When an allotment is let to a new tenant the condition will be assessed, and if necessary the new tenant will be given a rent free period to bring the allotment up to

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standard. A £50 deposit will be paid upon the taking over of an allotment, which will be returned if it is in an acceptable condition when finally handed back to the Council. A skip will be placed on the Council plot for a week at six monthly intervals. Tenants will be encouraged to use this to dispose of any rubbish on the allotment plots.

11/20 To receive a report from Cllr Gliddon on SID results and Speedwatch.

The SID was placed going up Wembdon Hill for the last two weeks of December and the first week of January. Average speeds have dropped from 23.3 mph to 20.8 mph since September when the SID was in the same location (but bear in mind the Christmas Holiday effect on data). The top recorded speed has fallen from 60 mph to 55 mph. The average daily number of vehicles passing through the village has fallen from 964 to 926. The high speeds of some drivers in a 30 mph zone are still causing concern.

The SID will be re-located on 20th January. The speedwatch team will be operating later this month.

12/20 To receive an update on the website project.

The project team met on 4th January. Four potential suppliers were whittled down to two. Further questions will be sent to both suppliers.

13/20 To receive an update regarding the Transport Forum and the EDF Forum.

There was nothing to report.

14/20 To set up a working group of three Councillors to prepare the Parish Council's protocol for the death of a senior national figure.

It was unanimously resolved to appoint the Chairman, Cllr Gliddon and Cllr Reed to form the working group. The Village Hall trustees have agreed to allow a flag pole to be erected at the hall if this were to be requested. The Clerk will be ordering eleven black armbands for use at a Parish Council meeting following the death of a senior national figure.

15/20 To consider the details of the tendering process for the new grass cutting contract.

It was unanimously resolved to adjourn this for a year, to enable the Parklands project to be completed before any change of contractor is considered. Also, as the contractor's agreed monthly payment was set three years it was agreed to give a 5% inflationary increase for the 2020-21 financial year. Cllr Webber will take the lead in assessing what should be included in the scope of works and in managing the tendering process for a contractor for a three years period. The plan is to have the scope document available for spring, to advertise and short list possible contractors by end summer and complete the tendering by end of year to enable the new contract to commence from April 2021. Councillors were invited to set up a team to carry out this work.

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16/20 To consider the installation of a litter bin at Wembdon Parklands.

It was unanimously resolved to install a new litter bin at the junction of footpaths BW34/1 and BW34/2, and a new dog bin at the exit from the Parklands onto Oak Apple Drive. Cllr Edwards and the Chairman will liaise with Clean Surroundings to ensure that these bins will be suitable for their collecting teams.

17/20 To confirm the change of date for the April 2020 Parish Council meeting from the 13th to the 20th as the 13th is a bank holiday.

It was unanimously resolved to change the date.

18/20 To receive an update on the Parish's VE Day celebration plans, including the replacement of a dying tree on Wembdon Common and designating this as the 75th Anniversary tree.

It was unanimously resolved to plant the 75th Anniversary tree at the location of the dying tree which is being replaced. The new tree will be planted in a Wembdon stone surround and WCA will be donating a plaque. There has been a disappointing response from members of the public regarding suggestions for the celebrations. Cllr M Phillips would welcome any ideas.

19/20 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
301008	Anthony Jay	Clerk's expenses Sept – Dec 2019	£676.47
301009	Parish Magazine Printing	Newsletter Printing	£440.00
301010	SLCC and ALCC Annual Subscription	50% of cost	£133.50
301011	Andrew Sutton	Extra grass cutting work	£60.00
DD	Water 2 Business	Allotment water bill July to Dec 2019	£316.18

A budget update sheet had been pre circulated to members. It was unanimously resolved to approve the payments.

20/20 To consider matters of report:

The Village Hall trustees are happy for the hall to be used as a base station for additional CCTV to cover the Parklands. A system is being designed by Coomers.

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Praise continues to be received for the work that has taken place at the Parklands. A disabled lady is now using the new footpaths as part of her exercise regime, as recommended by her Doctor and there are regular users who walk the area with assistance frames as well as mobility scooters and wheelchairs.

21/20 Date of next meeting: Monday 10th February 2020.