

WEMBDON PARISH COUNCIL

Parish Council Clerk, Tony Jay, 11 Wyvern Mews, Weston-super-Mare, BS23 3GZ.
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Minutes of a meeting of Wembdon Parish Council held virtually on 8th February 2021 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, K Searle and R Webber.

Parish Clerk: Tony Jay

21/21 To receive any apologies for absence.

No apologies were received.

22/21 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.

Cllrs Edwards and Webber both declared an interest in planning application 51/20/00041/LE. Cllr Searle stated that she did not wish to take part in the debate or vote in regard to the same planning application.

23/21 To approve as a correct record the minutes of the meeting of the Parish Council held on 11th January 2021.

It was unanimously resolved to approve the minutes.

The Chairman signed the minutes as being a true record of the meeting.

The next two agenda items related to planning matters. The Chairman of the planning committee, Cllr P Major, took the Chair for these items.

24/21 To consider the following planning application:

Cllrs Edwards, Searle and Webber took no part in the first planning application debate and did not vote.

51/20/00041/LE. Greenway Farm, Skimmerton Lane, Wembdon TA5 2AX. Retention of 3 no. portable dining igloos with a further 2 no. dining igloos as ancillary dining facilities with the existing restaurant, site 3 no. wooden picnic benches within the same area and retention of new field access gate.

It was unanimously resolved that Wembdon Parish Council objects to this application but would support the application if the following conditions were imposed on any grant of permission:

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- i. The use of the front lawn should be restricted to patrons of the café/restaurant; the area should not be available to wedding or other parties, in the interest of minimising noise and disturbance to other residents.
- ii. The café/restaurant should be open to the public; it should not be bookable as a whole for private parties, in the interest of minimising noise and disturbance to other residents.
- iii. The use of the front lawn should be restricted to restaurant opening hours, in the interest of minimising noise and disturbance to other residents.
- iv. Lighting in the area should be kept to a minimum, in the interest of reducing light pollution.
- v. A permanent barrier should be erected and maintained to prevent vehicular traffic from using the gateway to the field, in the interest of highway safety.
- vi. The grant of permission should be on a temporary basis of 2 years only, in order to reconsider the use of the premises post the Covid-19 pandemic, with particular regard to protection of residential amenity, and to highway safety.

51/20/00039/DD. Land to the North of Homberg Way, Wembdon. Formation of attenuation pond.

It was unanimously resolved that Wembdon Parish Council objects to this planning application on the following grounds:

- i. A drainage plan having been submitted and approved under condition 15 of application 51/12/00014, the applicant has failed to explain why this additional attenuation basin is required.
- ii. No details of arrangements for ongoing operation and maintenance have been included in this application, contrary to Local Plan Policy D1. (It is noted that a document has been included, but it relates to 51/12/00014.)
- iii. No Ecological Impact Assessment has been supplied, which is required under Policy D20, as there is a reasonable likelihood that protected species may be present at the site.

25/21

To note the following planning decisions.

51/20/00035/AGE. Wagon Wheel Barn, Sandford Manor, Sandford Hill, Wembdon, TA5 2AY. Change of use of land to the north, south and east to domestic garden. Erection of a first-floor extension over existing ground floor

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footprint to north of dwelling. Internal alterations and reconfigurations. Formation of courtyard area and associated hard and soft landscaping provisions, erection of a timber outbuilding to form a home office and gym, with a veranda and retention of existing shed. Granted.

51/20/00038/DD. The Cider Barn, Moores Lane, Wembdon, TA5 2BB. Erection of a porch. Granted.

The decisions were noted.

Cllr M Solomon resumed the Chairmanship of the meeting.

26/21 To receive the Clerk's report.

Somerset County Council has served a Highways Act 1980, Section 130A notice on the Parish Council requiring that the gates installed in the Parklands in 2020 be removed, as they were obstructing public footpath BW 34/1. The gates have already been removed. The same notice also stipulated that in addition must be made to the chicane/barrier in Wares Lane to include high visibility reflective tape applied to the vertical faces of the extent of the cross and vertical members of the barriers that fall within the metalled width.

Two Freedom of Information requests have been received from parishioners in the last month. As the Clerk needs to be paid overtime to deal with the additional time required to respond to these requests, the cost to the Council Taxpayers of Wembdon is in the region of £180.

27/21 To receive a report from Cllr Gliddon on Highways.

The road surface at the junction of Wembdon Rise and the NDR is cracking up. This has been reported to SCC.

The lane between Perry Green towards the junction at Sandford Corner has recently flooded. SCC has confirmed that it is the land owner's responsibility to clear the ditches next to the lane.

28/21 To receive a report from Cllr Gliddon on the Footpaths and Verges.

Some of the gate posts on the footpaths in the parish are in need of repair. Cllrs Gliddon and Phillips will carry out an assessment of the posts and report back their findings.

The fingerpost renovation work is scheduled to take place later this year as the specialist suppliers are very busy at the moment,

29/21 To receive an update from Cllr Hall on the Playing Fields and Common.

There was nothing to report.

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- 30/21 To receive a report from Cllr Hall on the Parish Paper.
The work on the latest edition is progressing.
- 31/21 To receive a report from Cllr Claydon on Allotments.
The waiting list for allotments is growing.
- 32/21 To receive a report from Cllr Gliddon on SID results and Speedwatch.
The posts for the new SIDs are due to be installed in mid-February.
- 33/21 To receive an update from Cllr Major on the Website Project.
No progress has been POSSIBLE on the populating of the new website with data due to the Covid 19 lockdown preventing Councillors from meeting in a single location.
- 34/21 To receive an update from Cllr Searle on the Village Hall Community Youth Project.
Another meeting of the project steering team has been held. A grant bid has been submitted. There will be an update on the project in the next Parish Paper.
- 35/21 To consider the formation of a working group of Councillors to consider the measures required to hold Parish Council meeting in public again when legislation allows public meetings to take place.
It was unanimously resolved to appoint Cllrs Phillips and Searle to the working group. The Clerk will assist them and Cllr Major offered technical support if required.
- 36/21 To approve the Parish Council providing a financial contribution towards alleviating the issues with flooding in Perry Green.
The Chairman clarified that this work will be taking place in the lane near to 'Great Orchard' on Moores Lane, not in Perry Green. He explained that this lane regularly floods because the ditches adjacent to the lane need clearing. The responsibility for carrying out this work lies with the land owners; however, they cannot be forced to clear the ditches. This lane is regularly used by many parishioners taking their daily exercise, both on foot and on bicycles, during the current lockdown. When the road is flooded, they are unable to use the lane.
A group comprising of local residents and landowners are raising funds to pay for the drainage and other works to be carried out privately and have asked IF the Parish Council could make a contribution to the fund.

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The clerk explained that as these remedial works will provide a benefit which could be enjoyed by many in our community, the Parish Council is legally able to make such a donation as it holds the general power of competence.

Following debate, it was unanimously resolved to donate £500 to the fund created to enable the works to be implemented. It was also noted that this would be a 'one off' donation, which will not necessarily be repeated should similar works be required in other areas of the parish as each application would need to be considered on its own merit.

It has been reported that a water pipe possibly runs below one of the areas to be cleared. The residents carrying out the work will be informed of this.

37/21 To consider the installation of two additional dog bins. One at a location along the road between Perry Green and Wembdon, and the other at the top of Wembdon Hill.

It was unanimously resolved not to install any additional dog bins at the present time. This decision will be reviewed in September 2021.

38/21 To receive an update regarding the Transport Forum and the EDF Forum.

Cllr Reed has attended a forum since the previous Parish Council meeting. The notes taken at the meeting have been circulated to all Councillors.

39/21 To note all statutory payments made since the last meeting (see minute 181/20).

Payee	Detail	Amount £
Avalonian Landscapes	Maintenance contract January	1417.00
Elan City	SID equipment	2266.80
Sedgemoor Tree Services	Remove dead elms at the allotments	1080.00
VSA Admin	Administration support	178.32
SALC	Councillor training	50.00
Media Orb	Website hosting	90.00

The payments were noted.

40/21 To approve the following non-statutory payment.

Payee	Detail	Amount £
Tony Jay	Clerks expenses January 2021.	129.20

It was unanimously resolved to approve the non-statutory payment.

A budget update sheet had been pre circulated to members.

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41/21 To consider the date of the Annual Parish Meeting.

The Clerk explained that the Government has not yet decided whether the requirement to hold an APM will be relaxed this year, as it was in 2020. If the meeting must be held then a date needs to be fixed. If the holding of the meeting is discretionary then the Parish Councillors need to decide whether to hold a APM or not.

It was unanimously resolved to hold a virtual Annual Parish Meeting immediately after the Parish Council meeting to be held on 12th April 2021. The Parish Council meeting will commence at 7pm, with the APM starting around 7.30pm.

The Clerk volunteered to prepare a fun quiz based on Wembdon following the APM.

42/21 To consider matters of report:

The SDC planning enforcement team are not carrying out site visits at present due to the Covid 19 restrictions.

Cllr Gliddon was thanked for his sterling efforts in picking up litter in the Parish.

43/21 Date of next meeting: Monday 8th March 2021

End of minutes.