

WEMBDON PARISH COUNCIL

Parish Council Clerk, Tony Jay, 5 Maple View, Kewstoke, Weston-super-Mare, BS22 9XQ.
Email clerk@wembdon.org Telephone 07859911204

Minutes of a meeting of Wembdon Parish Council held at Wembdon Village Hall on 10th June 2024 that commenced at 7.00pm when the following business was transacted.

Present: Councillors A Reed (Chairman), D Claydon, L Edwards, D Gliddon, B Hedaux, P King and M Phillips.

County Councillors: B Bolt.

Parish Clerk: Tony Jay

135/24 To receive any apologies for absence.

Apologies were received from Councillor's C Chalk and J Hayden-Briffett.

136/24 To receive Councillor declarations of interest on any agenda item.

Councillor P King declared an interest in planning application 51/22/00018/DD.

137/24 To approve as a correct record the minutes of the meeting of the Parish Council held on 13th May 2024.

It was resolved to approve the minutes as a correct record (6 in favour, 1 abstention as not present at the meeting).

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

138/24 To invite public speaking.

Members of the public spoke regarding planning applications 51/22/00018/DD and 51/23/00010/SP immediately prior to the applications being discussed.

139/24 To receive the Clerk's report.

Two parishioners have expressed an interest in being co-opted onto the Parish Council to fill the one current casual vacancy. If any completed application forms are received before 3rd July, then a co-option process will take place during the council's meeting on 8th July.

A defibrillator training session is being arranged. This will be held at the Parish centre, where one of the Parish Council's two defibrillators is installed (the other one is at The Cottage Inn). When the time and date of the session is known then this will be advertised on the council's website and Facebook page.

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There is a piece of land on Wembdon Hill immediately above the Cottage Inn which is unregistered land and therefore no-one has the responsibility to maintain it. Recently, a large boulder had become unsafe on this land, which could potentially have fallen onto the pavement and/or the highway. The landlord of the Cottage Inn has paid a local contractor to make this area safe, although there is no guarantee that it will remain safe in the future. The landlord, who is thanked for his actions, has made it clear that he is not accepting responsibility for the maintenance or safety of the land.

One of the offenders who damaged the accessible trampoline, and was identified on CCTV, has been interviewed by the police and has admitted his actions. Police enquiries are continuing.

140/24 To consider the Parish Council's response to the following planning applications.

Councillor P King left the meeting.

51/22/00018/DD. Model Farm, Waldrons Lane, Wembdon TA5 2BA. Change of use of grounds/gardens, including the provision of a pond to be used for public visits, together with the retention of a covered Pizza Oven and pergola over a hot tub.

It was unanimously resolved to object to this application. Wembdon Parish Council reiterates its previous objections submitted on 4th April and 5th June 2023, which were:

Wembdon Parish Council would normally support an application for the diversification of an existing rural business, in compliance with Policy WB7 of Wembdon's Neighbourhood Plan.

However, Wembdon Parish Council is concerned about the long-term generation of traffic in the narrow Waldrons Lane, and its effect on the hamlet of Perry Green, and continues to object on the grounds that the proposal will not enhance road and personal safety, contrary to Policy D13 of the Sedgemoor Local Plan. Wembdon Parish Council is also concerned that the potential for roadside verge damage, already a significant problem along that stretch of road, will be significantly increased, resulting in further damage to the roadside drainage channels.

The Parish Council would also like to object on the grounds of concern regarding noise, which we understand has already been reported to the Somerset Council Environmental health department.

The Parish Council notes that the work applied for has already taken place, and so feels that this should be classed as a retrospective application.

Councillor P King returned to the meeting.

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51/24/00009/FHY. 20 Inwood Road, Wembdon TA6 7PP. Erection of a two-storey rear extension to the north elevation.

It was unanimously resolved not to comment on this planning application.

51/23/00010/SP. Land at Wembdon Hill, Wembdon TA6. Change of use of land to additional residential garden area for 20 Wembdon Hill.

It was unanimously resolved to object to the planning application for the following reasons:

Loss of privacy – The land slopes immediately upwards from the gardens of the adjoining premises. Residents living in these properties state that any activity in the field can feel very over-bearing to the point where their garden no longer offers us any level of privacy.

Contravention of Wembdon Neighbourhood Plan policy WB2 which states that new development proposals should seek to protect the objectives contained in Appendix E of the Neighbourhood Plan.

141/24 To note that the Parish Councillors have considered the following planning applications and have no comments to make.

51/24/00008. 20 Old Oaks Close, Wembdon TA6 3UR. Erection of a porch to the front (North) elevation.

The response to the planning application was noted.

142/24 To note the following planning decision made by Somerset Council.

51/24/00005/FHY. 22 Meadow Park, Wembdon, TA6 7QE. Erection of a single storey extension to the side East elevation and rear South elevation partially on site of existing conservatory (to be demolished). Approved.

The planning decision was noted.

143/24 To consider whether the Parish Council should set up a team of councillors and parishioners to prepare a Wembdon Community Emergency Plan and/or a Wembdon Emergency Flooding Plan.

It was unanimously resolved to appoint a working group of three councillors who will report back to the September Parish Council meeting.

144/24 To consider whether the Parish Council supports the aspiration for a Parish Council office to be situated in the parish.

This will be deferred until a future date, to be determined.

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145/24 To receive a report on Highways.

The potholes in Moores Lane and Blakes Lane have been filled.

There are some electric cables on Wembdon Hill which are being impeded by trees. Work will be required to cut back the branches causing the problem, which will result in a temporary power cut for local properties whilst the work is taking place.

The road surface between the foot of Wembdon Hill and the junction of Wembdon Rise / Inwood Road is breaking up. The Clerk will enquire with County Highways to see if the required resurfacing is listed in their programme of works.

146/24 To receive a report on the Footpaths and Verges.

Some of the vegetation on the footpaths in the parish needs to be cut back. A Somerset Council appointed volunteer, who lives in Cannington, has been carrying out strimming work in the parish for which he is thanked. If anyone living in Wembdon would like to volunteer as a strimmer, then please contact the Parish Clerk. Full training and equipment will be provided by Somerset Council.

Two posts and gates on the footpath from the allotments to Blakes Road need replacing. Somerset Council has offered to provide two metal gates, with posts, free of charge. The Parish Council would have to pay the installation costs.

It was unanimously agreed that, due to a decision being needed as a matter of urgency, the Parish Council would go ahead with obtaining three quotations for this work. The most suitable quotation received will be accepted, up to a maximum amount of £1,500.

147/24 To receive a report on SID results and Speedwatch.

Results for the past month from May 8th.

Sandford Hill

Average Speed – 25.74 mph (unchanged)

No of vehicles per day – 615 (down by 57 per day probably due to half term in this timeframe)

85% speed (most drivers do this) 34 mph (up from 33 mph)

26+ mph – 45% (not surprising as it picks up in the 40 mph area)

Wembdon Rise - Wares Lane

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Average Speed – 20.74 mph (unchanged)
No of vehicles per day – 1,138 (up by 68 per day)
85% speed (most drivers do this) 24 mph (unchanged)
26+ mph – 12.23% (unchanged)

Wembdon Rise – from the NDR

Average Speed – 20.99 mph (unchanged)
No of vehicles per day – 1,623 (down by 3 per day)
85% speed (most drivers do this) 25 mph (unchanged)
26+ mph – 15.22% (unchanged)

The question has been asked is why the Speed Watch team uses 26 mph as a guide when the speed limit is 20 mph. The answer is two-fold:

- 1.) The software only goes as low as 25 mph in its analysis – no option to put in 20 mph.
- 2.) The main reason is that we (the Speed Watch team) go under the guidance of 10% of the speed limit (i.e.2 mph) plus 3 mph = 25 mph so we report those vehicles going 26 mph and above.

The Speed Watch team have not met recently due to holiday commitments, but the good news is that we may have recruited two new members to the team.

148/24 To receive a report on the Allotments.

During the night of 9th / 10th June each of the fifteen sheds at the allotments was forcibly entered, causing damage to most of the sheds. It is not yet known what was stolen. The matter has been reported to the Police who are investigating.

A recent inspection has shown that six plots are not being properly maintained. The Clerk will write to these tenants reminding them of their responsibilities.

149/24 To receive a report on the Playing Fields and Common.

The accessible trampoline has now been repaired. The cost was paid by the Parish Council's insurers. The policy excess of £100 will be claimed from the people who caused the damage.

The swings have now been repainted.

150/24 To receive a report on the Parklands.

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Maintenance work continues at the parklands by a team of dedicated volunteers. A hole has been made in the large hedge, which is being used as a den. Cigarette butts have been found. Drug dealing has been a problem in this area in the past. Councilors will be meeting with PCSO Pigeon shortly, when this issue will be raised.

151/24 To receive a report regarding the Village Hall.

The Coffee Shop takings are exceeding all expectations.

The Lashings Cricket Festival is being held on Friday 14th June. Marquees will be erected in the days leading up to the event. A large number of tickets have been sold.

152/24 To receive an update on the Local Community Network.

The Annual General Meeting of the Downsborough LCN, will be held on 14th June. Attendance at LCN meetings has improved during the first year it has been in operation.

153/24 To receive a report regarding Perry Green.

There is nothing to report at present.

154/24 To receive a report about the Parish Paper.

The next edition will be printed in late July and circulated in August. The theme of the publication will be the Wembdon Village Day to be held on August Bank Holiday Monday.

155/24 To receive a report regarding the Transport Forum and the EDF Forum.

There has been no recent meeting.

156/24 To note all statutory payments made since the last meeting (see minute 181/20).

Payee	Detail	Amount £
GWB Services	Maintenance contract	2828.00*
Paul King	Councillor expenses	18.00

The statutory payments were noted.

157/24 To note the following non-statutory payments.

Payee	Detail	Amount £
Tony Jay	Clerk's expenses	178.43

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MF Services	Painting of swings in park	415.98
P Phillips	Pothole repairs	960.00*
Brunel Engraving	Bench plaques	249.00*
Broxap	New bench	1321.20*
Parish Magazine Printing	Parish Paper printing	812.25
David Gliddon	Allotment expenses	14.58
SALC	Councillor training x 5	95.00`
Give a Day Team	Planting soil	7.00

Items marked with an asterix include VAT.

A budget update sheet will be pre-circulated to councillors.

158/24 To receive any matters of report.

The Wembdon Community Association has agreed to pay the maintenance costs of the defibrillator owned by the Football Club, which is situated outside the Village Hall, on a year-by-year basis depending on funding. They are paying for a new battery and pads this year

Repairs have been carried out to the bridge over the rhyne at the parklands.

Two bench bases have been installed where memorial benches will be situated. These have been paid for privately.

The D-Day commemorations included the lighting of the beacon. A very large crowd attended the event.

159/24 The Council is recommended to resolve that members of the press and the public be excluded from the meeting during consideration of agenda item 161/24 by reason of the confidential nature of the items of business to be transacted, in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960.

It was unanimously resolved to exclude members of the press and public from the meeting.

160/24 To consider a legal issue in the parish.

The Clerk gave an update on on-going legal issues in the parish.

It was unanimously resolved to pay for further legal services from Wellers Hedley solicitors regarding legal matters in the parish.

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161/24 Date of next meeting: 8th July 2024 at 7pm in the Village Hall.

End of minutes.