

Minutes of the Parish Council Meeting held at the Village Hall at 7:30pm on Wednesday 2<sup>nd</sup> August, 2017

**Present:** Cllrs Kate Greet (Chairman), Alan Butcher, Chris Dyke, Robin Maine,  
Barry Wilkinson (Vice-Chairman)  
Robin Maine

**In attendance:** William Newton Newey (Clerk)  
Three members of the public

PPC17/131 **Apologies for absence**

None.

PPC17/132 **Declarations of Interest**

*Members are required to act in accordance with the Priddy Parish Council Code of Conduct adopted 6<sup>th</sup> July, 2016 (clauses 10 – 14) where a matter arises at the meeting in which he/she has a disclosable pecuniary interest or other interest as detailed in the Code. Unless a dispensation has been granted the member shall not participate in the discussion or vote on the matter or shall withdraw from the meeting as required by the Code.*

Nil

PPC17/133 **Public Forum**

No members of the public wished to speak and the meeting was not adjourned.

PPC17/134 **Acceptance of the Minutes of Previous Meetings**

The minutes of the meeting of the Council held on 5<sup>th</sup> July and the Extra-Ordinary Council meeting held on 19<sup>th</sup> July were signed as a true and correct record of proceedings.

PPC17/135 **Chairman's Report**

The Chairman had no matters to report.

PPC17/136 **Clerk's Report and Continuing Business from Previous Meetings**

a) **Verge Protection and Approved Contractors**

The Clerk reported that there were five contractors who had expressed interest in quoting or tendering for works.

Cllr Butcher would meet with Cllr Maine before drawing up a specification for works at the junction on the Village Green at Manor Farm.

AB/RM

b) **Mendip Farmers' Hunt Kennels**

The Clerk reported that he had written to the local Police Inspector and the chairman of the Hunt about the concerns over control of the hounds. He had received a phone call from PC Matt Thomas of Frome. PC Thomas had stated that the Hunt had been spoken to after the 'dog on dog' and the issue had been resolved. The hunt had agreed to reduce exercise on roads and concentrate exercise in fields where permitted and the hounds were being exercised under the control of two people. The Hunt understood their responsibilities and that failure to act could result in Community Protection Notice. The community are urged to report incidents to the Police so that they can be logged and investigated. The Clerk confirmed to PC Thomas that this was message that the Council had been relaying.

The Clerk confirmed that he had received an acknowledgement of his letter from Mendip District Council Enforcement Team and that this had said that compiling a reply might take some time.

**It was agreed that a brief article be included in the Parish Newsletter and that members of the public be asked to let the Clerk know if they had cause to contact the Police.**

c) **Miners Arms Crossroads**

The Clerk confirmed that he had written to the County Engineers Department requesting safety features for and redesign of the junction.

d) **Assessing New Nuclear Power Station Designs (Environment Agency)**

The reports and consultations by the Environment Agency were noted.

e) **Cheddar Neighbourhood Plan** mm

The notice of consultation on the plan was noted.

f) **Annual Cricket Club v Cavers Match (Sunday 17<sup>th</sup> September)**

It was agreed that the match could take place on the Village Green.

PPC17/137

**Planning**

There were no planning applications or consideration.

a) The Clerk gave an update on recent applications:

**2017/0482/FUL** Replace residential conversion with new dwelling and construct first floor above estate yard to create ancillary accommodation (Landscape and Visual Impact Appraisal and associated information submitted 14/06/2017). - Hazel Manor Lodge Nordrach Lane Priddy Cheddar BS40 6LG Status: Pending Consideration

**2017/0978/FUL** Provision of balcony and new windows to bedroom and adjacent room. - Rock Cottage Nine Barrows Lane Priddy Cheddar BA5 3BH Status: Approved with Conditions

**2017/1344/HSE** Rear Extension to create family kitchen/Utility space and first floor extension to create new bedroom and family bathroom - West Cott Pelting Drove Priddy Cheddar BA5 3BA Status: Pending Consideration

**2017/1379/NMA** Erection of a single storey residential annex at Minery House, East Harptree (retrospective resitting of annex outside red line). - Minery House Smitham Hill East Harptree Priddy Bristol Somerset BS40 6BZ

Status: Application Refused

**2017/1396/VRC** Application to remove condition 2 of planning approval 2010/2009 (Conversion of agricultural building to form holiday let) to enable the full time residential occupation of the property. - Dursdon Drove Farm Dursdon Drove Rookham Wells BA5 3AW Status: Pending Consideration

**2017/1419/FUL** To add a conservatory to the building known as Wills Barn. - Willis Barn Ubley Drove Charterhouse Cheddar Wells Somerset BS40 7XN

Status: Pending Consideration

**2017/1633/FUL** Associated Operational Development works required in the conversion of an Agricultural Storage Building into a Commercial Workshop/Storage Building granted Change of Use under planning ref: 2017/0070/PAF - Castle Farm Old Bristol Road Chewton Mendip Bristol Somerset BS40 6DD Status: Pending Consideration

**2017/1724/HSE** Single storey side extension (resubmission). - Higher Eastwater Farm East Water Lane Priddy Cheddar Wells Somerset BA5 3AX Status: Pending Consideration

It was noted that a number of cases remained "Pending Consideration" despite a requirement that the Parish Council consider the applications at relatively short notice.

b) **Static Caravan, Wells Road**

Cllr Butcher reported that after an unsuccessful attempt to establish the situation with Mendip District Council Planning Department, he had been able to discover, during a conversation about another matter, that permission for the caravan had been granted whilst the new dwelling was built. Permission for the caravan would last as long as the planning permission remained in force or until building was complete.

PPC17/138

**Finance Committee**

a) **The minutes of the Finance Committee meeting held on 19<sup>th</sup> July, 2017, were noted.**

1) The Chairman said that she had been in contact with the teacher responsible for the Forest School Initiative and that there had been a positive response in terms of planting at Priddy Pool and she would follow this up at the start of the autumn term.

2) The Clerk was asked to investigate if further clearance at Coxtan End Lane and cutting back to the kerbs of Lower Green could be undertaken by the Bristol branch of The Conservation Volunteers.

KG

WNN

b) **To approve funding the cost of white lining in Pelting Drove rather than waiting for funding from the County Council's Small Improvement Scheme. (PPF17/041)**

**It was resolved that the Clerk should contact Highways and County Engineers Department stating that the Parish Council would pay for white lining.**

WNN

- c) **To approve funding of £1,800 for the refurbishment, painting of the Nordrach finger post and for the casting and fixing of new fingers. (PPF17/043)**  
**It was agreed that Cllr Butcher be authorised to instruct Mr Ben Selway in the refurbishment of the finger post and Somerset Forge in the casting of three new fingers.**

AB

PPC17/139

**Parish Council Matters**

a) **Housing Needs Survey**

The results of the survey had been circulated as a draft to Councillors before the meeting. It was noted that a return rate of 27% was good for this type of survey. All but two respondents lived in the parish (one was aiming to move back to the Parish in the future), no returns had been received from anybody under 21 years of age and the majority of returns came from the middle aged. There seemed to be a bias in favour of small, affordable rentable or reasonably market priced houses. There was also the support for the conversion of existing buildings.

The Chairman felt that the survey would assist the Council in responding to planning applications.

Cllr Butcher wondered if there was a need for the Council to encourage the development of affordable housing for older people. Did an exception site need to be identified. Money which the Council expected to receive could be used to fund the purchase of land. Cllr Maine said he would enquire if any such land existed.

It was agreed that the Survey results needed to be summarised in layman's terms for wider dissemination.

The Clerk reminded Councillors that the version of the Survey Results which had been circulated was a draft; any typographical or other corrections should be sent to him.

RM

AB

b) **Registration of Pincross**

Cllr Butcher said that this was in hand.

AB

c) **Implement Sale and Rural Crafts Fair**

Cllr Dyke said that Cllr Maine had been trying to find an alternative auctioneer for the Implement Sale but had not been successful. It was noted that an item had appeared in the PEW magazine suggesting something but giving no date. Cllr Maine said that he would not want to see another event disappear from the Priddy calendar but if there was no Implement Sale the Craft Fair would not be viable. Cllr Killen apologised for the fact that he could not provide staff as his company would have been prepared to subsidise the event. The sale of sheep had made money for the auctioneer but the sale of implements did not.

Cllr Butcher suggested another event such as a village car boot sale. The Chairman felt that it was late to be arranging anything for September 2017 but that a meeting of the organising group should be held.

Cllr Dyke said that more help and ideas were always welcome.

RM / CD

d) **Parish Newsletter**

Revised wording for the section relating to the Implement Sale and Craft fair was agreed. It was also agreed to include a short statement about Mendip Farmers Hunt (PPC17/136b)

WNN

e) **Top Green Signage**

Cllr Dyke felt that the signs had worked well. Cllr Butcher estimated that the cost of the new, permanent signs would be £70.00 each. It was agreed to defer this discussion and decision on this item until the autumn meeting of the Council when Cllr Butcher would have quotes.

AB

f) **Somerset County Council – Chairman's Awards for Service to the Community (Mendip)**

It was agreed that no nomination would be made.

g) **Rural Housing Conference in Cheltenham (5<sup>th</sup> and 6<sup>th</sup> September)**

No interest was expressed in attending.

KG

PPC17/140

**Police Matters**

The Crime Report for July had been circulated to Councillors.

- a) The reference to the fatal RTA at the Miners Arms crossroads was noted.

- b) Thefts from vehicles including the case reported to Cllr Wilkinson where the theft was interrupted and the car owner threatened
- c) It was further noted that the “dog on dog” attack involving hounds from Mendip Farmer’s Hunt had not been included. WNN

**The Clerk as was asked to query the omission with PC Lucy Bagnowicz**

PPC17/141

**Council Reports**

a) **Somerset County Council**

There was no report as Cllr Pullin was not present.

b) **Mendip District Council**

Cllr Killen reported the Mendip District Council had agreed its Corporate Strategy. This would continue the journey of transformation that the Council had been on for five to eight years. Part of ensuring an income stream in 2020 when the Council would have to be self-financing was an investment in commercial property. Another avenue was the partnership with four other councils for the provision of back office services and development of Shape Mendip as a shared resource with sixty other organisations.

Beyond the Council itself, the economic development plan had been developed with partners in towns but there was exploration as to how this could include rural areas.

The Health and Welfare of the people of Mendip was another area in which the Council was seeking to lead the way in partnership with other organisations.

Business growth remained important as well as social and environmental matters. There was a skills shortage in the area and the Council was working with colleges and universities to address this shortage. There was currently much low value employment in the district, with people commuting to higher paid jobs outside. This also led to difficulty in retaining young people in the district.

Rural connectivity was important and Cllr Killen noted that not only did Mendip District not contain any motorways, it only had one stretch of dual carriageway in Street. He felt that internet broadband was the ‘M5’ of Mendip. There needed to be space and infrastructure for business survival as well as start up.

Cllr Killen reported that there had been activity in relation to the Miners Arms crossroads and that increased markings would be the first step. He was sure that the County Council would liaise with both Chewton Mendip and Priddy Parish Councils.

PPC17/142

**Financial**

a) **To agree payment for Strimming [Cole Major] (£200.00)**

Payment was agreed and cheque raised

b) **To agree payment of Clerk’s Expenses [WD Newton Newey]**

A payment of £55.88 was agreed and cheque raised.

c) **To receive a Bank Reconciliation**

A bank reconciliation was signed by Cllr Maine.

PPC17/143

**Matters of Report**

a) **Consultation on Public Space Protection Orders (PSPO)**

The Clerk reminded Councillors that Mendip District Council was consulting on these orders. Though the majority of such orders seemed to be conceived in terms of towns, there was a reference to fly-tipping. The details of the online consultation had been circulated to Councillors.

b) **Fly-tipping**

Cllr Dyke reported a freezer as having been dumped at the end of Coxton End Lane. The Chairman reminded the meeting that fly-tipping could be reported to Mendip District Council either via Customer Services or using the form on the website.

c) **Voneous Wireless Broadband**

Wilkinson reported that a new ‘hot point’ had been installed and that further work was being undertaken. For a communications company they did seem to be having problems with communicating with customers and potential customers but a new Marketing and communications Director had been appointed. Cllr Killen said that similar communication issues had been experienced elsewhere. Provision was likely to be patchy until the fibre to home contract was delivered by Gigaclear; it was now possible to register an interest with Gigaclear.

d) **Community Health Co-ordinator and Policy Officer, Mendip District Council**

Further to Cllr Killen’s report and the District Council’s initiative in respect of the Health and Wellbeing of the people of Mendip, the Clerk had received an email from Nataliya

Wills, introducing herself. In her role as Community Health Co-ordinator and Policy Officer, she would like to hear from community groups involved in practices or activities around health and wellbeing. She had also offered to help with advice and sources of support to those seeking to set up new activities.

PPC17/144 **Date and Time of Next Meeting**

The next scheduled meeting: Wednesday 6<sup>th</sup> September at 7:30pm

The meeting closed at 8:45pm

Signed .....  
(Chairman)

6<sup>th</sup> September, 2017

William Newton Newey  
13<sup>th</sup> August, 2017  
parish.clerk@priddyparish.org

Final Draft

Initialed