

Minutes of the Parish Council Meeting held at the Village Hall at 7:30pm on Wednesday 6th September, 2017

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

In attendance: William Newton Newey (Clerk)
Cllr Mike Pullin (for item PPC17/154a)
Three members of the public

PPC17/145 **Apologies for absence**
None.

PPC17/146 **Declarations of Interest**
Members are required to act in accordance with the Priddy Parish Council Code of Conduct adopted 6th 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.
Cllr Maine declared and interest in item PPC17/155a

PPC17/147 **Public Forum**
No members of the public wished to speak and the meeting was not adjourned.

PPC17/148 **Acceptance of the Minutes of Previous Meetings**
The minutes of the meeting of the Council held on 2nd August, 2017 were signed as a true and correct record of proceedings.

PPC17/149 **Chairman's Report**

a) **Priddy Pool**

The Chairman had spoken with Priddy School about Priddy Pool and funds available from the Council. The school would be interested in a project associated with the pond and would like to clear round the pond and create a dipping platform. The Chairman would pass contact details for The Conservation Volunteers (Bristol) to the School, as the Volunteers had recently created a pool with dipping platform in North Somerset.

b) **Sheep Fair**

The Chairman drew the Council's attention to an article (Piddling down in Priddy) from the Wells Journal which had been published about the time that the sheep Fair would have taken place. The end of the article contained an invitation, from the journalist, asking for views about the re-instatement or re-invention of the Sheep Fair. No contact had been made with the Chairman or Clerk.

PPC17/150 **Clerk's Report and Continuing Business from Previous Meetings**

a) **White Lining in Pelting Drove**

The Clerk reported that a reply had been received from Mr Christopher Betty (Senior Traffic Engineer, Somerset County Council). Mr Betty had stated that "I would not consider edge of carriageway lines at rural locations such as this, unless they are part of a traffic calming schemes with other measures, to address specific injury accidents etc. They are unlikely to have an effect on actual speeds where used in isolation."
Council did not feel that this was an acceptable answer and that the lines would both help to slow traffic and assist in the prevention of further verge erosion.

The Clerk was asked to write to the Divisional County Councillor, stating the view of Council and re-iterating that Priddy Parish Council was prepared to pay for the lining to be undertaken.

b) **Mendip Farmers' Hunt Kennels**

The Clerk asked Councillors to note the reply, from Mr Simon Snartt (Planning Enforcement Officer, Mendip District Council), to the Clerk's letter about conditions imposed in the planning permission granted for the Kennels. Councillors felt that the letter was unhelpful and aggressive in tone.

WNN

Cllr Wilkinson noted that there was now a pad with a structure on the site which he did not think was part of the permission and it was not the caravan that was to be allowed whilst the house on the site was built.

The Clerk was asked to write to the Mendip Ward Councillor about the letter received from Mr Snartt.

WNN

The Clerk re-iterated that Environmental Health Department at Mendip District council had said that it would investigate the noise nuisance created by the hounds vocalizing but had stressed that they would need Noise Nuisance Diaries from residents. This form could be found on the Parish website.

The Clerk also confirmed that a fulsome response had been received from Natural England. The major concern in terms of wildlife appeared to be Pipistrelle bats. Natural England had engaged in lengthy correspondence with Mendip District Council at the time of the application and granting of permission but did not seem to wish to be further involved.

The Clerk's report was suspended to receive a report from Cllr Mike Pullin.

PPC17/154

Council Reports

a) Somerset County Council

Cllr Pullin said that as a Divisional County Councillor had the opportunity to nominate two projects for the Small Improvement Scheme (SIS) each year. He had already received the request in respect of White Lining for Pelting Drove. On hearing of the reply from, Mr Betty (PPC17/150a), he asked that a reply be sent to Mr Betty asking Mr Betty to brief him as to why Priddy Parish Council's suggestion was not acceptable. Cllr Pullin did remind the meeting that the approach with the SIS was to identify and issue and to leave the county council officers to produce a solution.

Cllr Pullin then gave a brief update in respect of proposed works at the Miners Arms crossroads. Further signage and road markings were to be installed imminently as an immediate response to the latest fatal accident at the crossroads. Longer term, the traffic engineers were considering the re-design of the junction. The Clerk reported that he had had an email in similar vein from the County Engineer's Department in response to the letter he had been requested to write. The Chairman and Cllr Dyke confirmed that they had attended the meeting at the Castle of Comfort where these proposals had first been made. It appeared that there was a problem with speeding on the Mendips as a whole. Cllr Pullin said that there were issues in other parish council's areas and that he was endeavouring to get the matter of speeding vehicles addressed.

PPC17/150

Clerk's Report and Continuing Business from Previous Meetings

c) Miners Arms Crossroads

(See PPC17/154a – above)

d) Village Green Kerb Clearance

The Clerk had contacted The Conservation Volunteers in Bristol and they had confirmed that they would be willing to undertake the work at a cost of £325 a day for a team of volunteers and tools. Council felt that the cost was too great.

It was suggested that Mr Cole Major, who undertook the strimming of the Village Green and other areas, might work with Cllr Maine to undertake this task.

The Clerk was asked to contact Mr Major so that he could discuss the matter with Cllr Maine.

WNN

e) Verge Protection – specification for the Village green at Manor Farm

Cllrs Butcher and Maine had not met to prepare a specification and so the item was deferred to the October meeting of the council

PPC17/151

Planning

The Chairman reported that she had contacted the Planning Department, again, about the incorrect addresses on applications. The Planning Department had referred her to the managers of the Planning Portal who said that the addresses were generated by a third **part database but would not give the name of the third party.**

The Clerk was asked to raise the issue of incorrect addresses with the Mendip Ward Councillor.

WNN

- a) **2017/1995/FUL** – Erect a single storey, low pitched timber field shelter and attached hay store on a concrete base change of use to equestrian – Heartwood House Pelting Drove Priddy Cheddar BA5 3BA

At a vote, (all in favour) it was agreed to support the application.

- b) **2017/2247/HSE** – Creation of new vehicular and pedestrian access of highways lay-by – Windrush House Plummers lane Priddy Cheddar BA5 3DA

It was confirmed that the existing access would not be blocked off. It was noted that the access was into a lay-by and not directly onto the highway itself.

At a vote (four in favour and one abstaining) it was agreed to support the application.

- c) **2017/2255/HSE** – Erection of a single story residential annex – Top Floor Flat Minery House Smitham Hill East Harptree Bristol

It was noted that this was on the boundary with East Harptree Parish but was in Priddy Parish. It was believed that any building would be well screened.

At a vote (four in favour and one abstaining) it was agreed to support the application.

- d) **To note recent planning applications**

The Clerk undertook to produce a list for the October meeting of the Council.

WNN

PPC17/152

Parish Council Matters

- a) **Housing Needs Survey**

The Chairman had produced a summary of the essential points of Housing Needs Survey which she had circulated to Councillors.

Background data

- 27% response, 97% resident in parish.
- All local connections - 67% resident more than 5 years
- 69% working age, 24% with children under 16

Housing Needs and Development in Priddy

- The majority feel more housing is needed (67%).
- 71% would support future development in the Parish if it met the specific needs of people with a local connection.
- 2 in 5 respondents who feel more development is needed would be looking for new housing in the future – open market or affordable.

Priorities

- 2 bedrooms, 3 bedrooms possibly.
- Older people, young people and local families.
- Affordable homes for people with local connections, renting or possibly discounted or shared ownership.
- Conversions, infill, brownfield sites, small sites. Preferably not individual plots.
- Designated land and services prioritised, protect character of village.
- Traditional cottage/house design, eco possibly. Two stories with 2 off-street parking spaces, gardens.

Identified issues

- Older people prefer to buy and may need adaptations.
- Affordable home respondents were looking to move within 3 years.
- Maximum price £451,000-£500,000; 81% less than £350,000. Older people - £101,000 - £300,000.

It was agreed that Councillors did not wish to make any changes to the draft report and the Clerk was asked to confirm with Community Council Somerset that the final version could be produced.

WNN

When the Final version was received, the Clerk was asked to forward it to Mendip District Council and enquire as to guidance of affordable housing developments.

WNN

Cllr Butcher felt that, given the amount of time it had taken to develop the last affordable housing in the Parish, the Council should begin to consider the matter in terms of location and type.

The Clerk was asked to publish the final version of the report and summary on the Parish website.

WNN

- b) **Registration of Pincross**

Cllr Butcher said that he had not been able to get a response from Somerset County Council Rights of Way team. He had also not received a copy the research conducted by Mr Albert Thompson. The Chairman gave Cllr Butcher a copy of the research report and Cllr butcher said that he would continue to pursue the matter.

AB

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

Cllr Dyke said that it had not been possible to find an auctioneer for an implement sale on 23rd September. Instead the day was being styled a Rural Fun Day. In addition to crafts and refreshments there would be a range of activities. Posters and notices had already been put up and entries submitted for free papers and magazines; a notice would appear in the Wells Journal nearer the date of the event. Car boot pitches were available at a cost of £5.00 each.

Cllr Dyke asked for help both on the day and erecting the marquee on the evening before.

d) **Uphill to Wells Race (23rd September, 2017)**

The Clerk had written to the organiser of this race, stating that the organisers of the Rural Fun Day did not think that the proposed route thorough the village and check point on lower green was acceptable, given that the Fun Day was taking place. An alternative route, using Dale Lane and the Upper Village Green for a check point had been suggested. No reply had been received to the Clerk's email.

WN

e) **Top Green Signage**

Cllr Butcher said that the signs would cost £29.00 + VAT each.

It was agreed that the signs be ordered.

AB

f) **Nordrach Finger Post**

Cllr Butcher had reviewed the post and whilst it did seem short, it appeared complete. The advice contained in the guidance form the County Council was that wherever possible posts should be left in situ for fear of damaging the post itself.

Cllr Butcher had agreed with Mr Selway to refurbish the post in situ.

It was agreed that Cllr Butcher instruct Mr Masters of Somerset Forge to order three, appropriately worded, new cast fingers for the post.

AB

PPC17/153

Police Matters

- a) It was noted that PCSO Nikki Housley was now attached to the Wells Rural Beat.
- b) The Clerk had queried with PCSO Housley and PC Lucy Bagnowicz why the "dog on dog" attack involving hounds from Mendip Farmer's Hunt had not been included in the last crime report. The Clerk had been told that the attack might have fallen into the wrong period (for reporting) and that it was the type of incident that normally would not be included in the report.

PPC17/154

Council Reports

- a) **Somerset County Council**
Cllr Pullin spoke earlier in the meeting (see above)
- b) **Mendip District Council**
There was no report as Cllr Killen was not present.

PPC17/155

Financial

Cllr Maine left at 20:35

- a) **To agree payment for Mowing of the Village Green [RP & S Main] (£864.00)**
It was confirmed that the invoice was for nine cuts. Payment of £864.00 was agreed and a cheque raised.
Cllr Maine re-joined the meeting at 20:35
- b) **To agree payment of Clerk's Remuneration [WD Newton Newey] (£545.35)**
Payment of £545.35 was agreed and cheques raised (WD Newton Newey and HMRC).
- c) **To receive a Bank Reconciliation**
A bank reconciliation was signed by Cllr Maine.
- d) **To agree a payment for Strimming the village Green and Other Areas [Cole Major] (£200.00)**
This invoice had been received too late for inclusion on the agenda but was part of an ongoing contract. A payment of £200.00 was agreed and a cheque raised.

PPC17/156

Matters of Report

- a) **Townsend Pool**
- b) Cllr Dyke said that she had been asked if the same attention could be paid to Townsend Pool as had been paid to Priddy Pool. Cllr Butcher said that the current Townsend Pool had been dug out but did not hold water. The original pool was now under the roadway

which had been moved when the staggered crossroad had been created. When the pool did have water in it, it was mainly that which had run off the road.

c) **Gateway in Eastwater Lane**

Cllr Wilkinson had been concerned by the creation of a new gateway by the removal of dry stone wall in Eastwater Lane. He understood that the creation of the gateway was legal as the Lane was a restricted bridleway. The new gateway had been created as a section of land had been sold.

d) **Priddy Folk Festival**

Cllr Butcher asked the clerk if there had been an invitation from Priddy Folk Festival to apply for a grant. The clerk said that he had received an invitation but it had arrived too late to be included on the agenda for the evening. It would appear on the October agenda. The Chairman urged Councillors to consider potential projects for a grant application before the next meeting.

e) **Village Green Mowing**

Cllr Maine noted that the Green had been cut nine times already and that he felt further cuts would be required before the end of the growing season.

20:41 Cllr Maine left the meeting

It was thought that two further cuts would be necessary.

20:42 Cllr Maine re-joined the meeting

f) **Community Council Somerset Courses**

The Chairman reminded the meeting of courses that were due to take place in the near future.

PPC17/157 **Date and Time of Next Meeting**

The next scheduled meeting: Wednesday 4th October at 7:30pm

The meeting closed at 8:45pm

Signed
(Chairman)

4th October, 2017

William Newton Newey
13th September, 2017
parish.clerk@priddyparish.org