

Priddy Parish Council

PARISH COUNCIL

Minutes of the Parish Council Meeting

held at the Village Hall at 7:30pm on Wednesday 2nd December, 2015

Present: Cllrs Kate Greet (Chairman), Tina Bath, Alan Butcher, Judith Coles, Chris Dyke, Robin Maine, Barry Wilkinson

In attendance: William Newton Newey (Clerk)
Cllr Tom Killen (MDC)
Seven members of the public

1 Apologies for absence

None

2 Public Forum

Mr Banbury raised the subject of the Conversion of a Barn to Dwelling (2015/2150/FUL). He had written to Mendip District Council and had copied the letter to the Parish Council saying that whilst, as neighbours, he and his wife supported the application they would wish that the following constraints be made to any permission granted:

1. A new boundary hedgerow is planted along the West and South borders of the proposed property. Currently the plans only show a hedgerow to the North and East of the property. The hedgerow should comprise of an evergreen planting scheme, to protect and respect our wooded back garden which is used for our recreation. Without a planting scheme our property is completely overlooked by the new dwelling and consequently our privacy is removed.
2. No external lighting (security lights or otherwise) to the West and South of the property, i.e. facing our property, to protect us from light pollution and to protect the woodland ecology and our amenity.
3. No building works to be carried out at weekends and bank holidays. We have endured the noise and disruption of a building site for the previous 2 years whilst the other developments were under construction.

Mr Banbury's comments were noted.

3 Declarations of Interest

Members are required to act in accordance with the Priddy Parish Council Code of Conduct dated 1st August 2012 (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 Dyke item 5a

4 Acceptance of the Minutes of previous meeting

The minutes of the meeting held on 4th November were signed as a true and correct record of proceedings.

After the correction of the spelling of Cllr Dyke's name (page 2 paragraph 8) and the typographical error of 'filing' instead of 'filming' (page 2 paragraph 9), the minutes of the extra-ordinary (part II) meeting held on 18th November were signed as a true and correct record of proceedings.

5 Matters Arising and continuing business from previous meetings

- a) **Land registration and Greenhill Cottage** – Cllr Dyke confirmed that she had requested that future contact should be with the Clerk. The Clerk stated that he had received no communication in respect of this matter.
- b) **A flag for Priddy / Priddy Logo** – Cllr Coles suggested that this might be an item for the Newsletter in January. Cllr Maine said that he was pleased to see the Flag of St George flown. Cllr Butcher said that he was experiencing a problem getting the flag down. KG
- c) **Planning: Higher Eastwater Farm** – the Clerk told the meeting that information had been received from the owner of the buildings which seemed to indicate that the building works carried out had been a permitted development. Whilst the information related to correspondence with Building Control, it had been copied to the Enforcement Team who did not seem to have challenged the view of the surveyor in Building Control. The Clerk said that he was still awaiting a reply from the Enforcement Team and would continue to try to obtain confirmation. WNN

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6 Planning

2015/2150/FUL (Conversion of Barn to Dwelling, Barn to North of Stable Cottage, Roemead Road, Priddy BA5 3DB) – Cllr Coles said that whilst she was not opposed per se, she was concerned about the conversion of an agricultural building in open country side; she felt that this might set a dangerous precedent. Cllr Coles also raised the subject of AONB protection and thought the submission was of poor design. Cllr Butcher echoed Cllr Coles concern about setting a precedent and queried if there was year round occupation of buildings which the owner had previously built as ‘holiday lets’. Cllr Bath felt that the site had become a brownfield site rather than a true farm, she noted that the proposal would reduce the height of the barn. Cllr Wilkinson also said that he had concerns and raised the subject of access. Cllrs Dyke and Maine said that they felt that the conditions requested by Mr & Mrs Banbury should form part of any planning permission being granted. Cllr Bath felt that particular attention should be given to the abiding nature of the hedgerow planting.

At a vote, the application was supported, with a proviso that the constraints requested by Mr & Mrs Banbury be included, by three votes in favour with two against and two abstentions.

WNN

2015/21633/FUL (Erection of Agricultural Building, Higher Eastwater Farm, Eastwater Lane, Priddy BA5 3AX) - Cllr Wilkinson said there were a number of issues with the application. He felt that the proposed building did not follow the guidance in the Agricultural Building Design Guidelines for the Mendip Hills AONB which Mendip District Council had adopted. Cllr Wilkinson felt that the size and design of the building would have a significant visual impact and he was also concerned about visibility on the adjoining lane. He described the proposal as being for a huge building and wondered if an alternative location could not be found if such a large building were required. Cllrs Dyke, Maine and the Chairman all felt that the building was in the wrong location, with the Chairman observing that it was in a strange location given the existing buildings in the area. Cllr Maine wondered how much attention was paid to the Parish Council’s views by Mendip District Council, as the planning authority. In reply Cllr Coles said Mendip District Council did attend to the views of parish councils and the Chairman said that this was particularly the case with contentious applications. Cllr Cole said that whilst she could support the creation of an agricultural building, she too felt it was in the wrong location. Cllr Butcher said that he was concerned that it was an oversized building for the use stated in the application and that it would detract from the open aspect of the area. There had been a gradual loss of open aspect in the area and he was concerned that such a huge building would be out of place and have an adverse effect on the open aspect. The Chairman had spoken with a local resident who had expressed concerns about the creation of such a large building in the proposed location and the impact it would have on their property and its aspect.

By a unanimous vote, the Parish Council agreed to object to the application.

WNN

7 Parish Council Matters

a) Response to Mendip Local Plan Part II

Proposed corrections and additions to the Local Plan had been circulated to councillors prior to the meeting. Cllr Butcher sought confirmation that these were correct and if anything further should be added. During the discussion it was noted that:

- the Village Green appeared as four separate sections and that not all sections were given the same treatment or protection by the Plan.
- both Upper and Lower Green were now crossed by highways
- the nature of Pincross had still to be positively established as a highway

Cllr Butcher had also suggested that the following areas were also included as significant open spaces:

- Granny’s Garden
- Priddy Pool area (Nine Barrows Lane)
- Coxtan End Lane (South side)

Cllr Butcher was asked to prepare a final version of the response (including the points noted above) to the Mendip Local Plan Part II for the Clerk to submit on behalf of the Council

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b) Greens Policy

Cllr Butcher had re-drafted the Green Policy to take account of the possibility of planning permission being granted for new buildings. He felt that it was appropriate to include a reference to the relevant section in the Mendip Local Plan Part I in the policy and proposed its formal adoption at the January meeting of the Council.

Cllr Killen told the meeting that Part II of the Mendip Local Plan would not come into force until late 2016 as it was already destined to be considered by the Planning Directorate due to proposals in respect of housing development in other areas.

The Clerk was asked to include the revised Green's Policy, prepared by Cllr Butcher, on the January Council agenda.

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c) The New Inn

The Chairman told the meeting that the New Inn had been brought by Mr Russel Sage of Highwater Farm. His intention was to re-open the New Inn as a pub but had indicated that the project would take some time, given the current condition of the building. To begin discussions with the Village, Mr Sage had invited the Parish Council to view the building on the following Sunday morning. The Clerk was asked to confirm at time of 10:00am with Mr Sage and it was agreed that Cllr Killen would also join the site visit.

Cllr Butcher was concerned that Mr Sage had offered the Council a donation (being the money he had unexpectedly received as location fee from the company filming another Mother's Son). He was worried that this might place the Council in an invidious situation if a planning application were them made in respect of the New Inn. The Chairman said that she had a proposal about a specific project in respect of the offered donation; Cllr Butcher was very insistent that the monies should not be handled through the Parish Council's bank account.

d) Policy on the use of the Village Greens for Filming and Other Commercial Activities

Cllr Butcher felt that the Council should have a policy to avoid the problems that had occurred in respect of the recent filming. Cllr Wilkinson was concerned that any policy that made a charge might place legal obligations on the Council. Cllr Butcher said that the policy might suggest a donation rather than a fee.

Various agreements and policies had been circulated before the meeting and it was agreed that more time should be taken to produce the appropriate policy for Priddy.

The Chairman noted that the film company staff had been polite and Cllr Dyke that the children from the Village School had been on a visit to the filming. Cllr Butcher felt that the behaviour of the film company may have been moderated after comments by the Council.

e) Filming of Another Mother's Son (Location Agreement)

The Chairman said that the agreement was the same as had been used by Milou Ltd with others in the Village, including the owners of properties where interior shots had been taken. The agreement was necessary to trigger the £200 donation to be made by the company.

Cllr Dyke felt it would be appropriate to sign the agreement and Cllr Butcher thought that it was time to close discussion of the matter. He felt that various things could or should have been done, such as express permission being granted to contravene the village Green by-laws. The Chairman said that the company had been given a copy of the by-laws and asked if they intended doing anything that might contravene them.

It was agreed that a policy was required for commercial and non-local organisations. Cllr Butcher believed that local organisations had permission under letters that he had written during his time as Clerk but that there was a need to be vigilant for contraventions of the by-laws.

A 'walk thru' to agree remedial works had been arranged with the Location Manager for the following Friday morning. Cllrs Bath, Dyke, Maine and Wilkinson agreed to join the Chairman at this meeting. Cllr Bath noted that some signs still needed to be unmasked and repositioned, and that gravelled area in front of the New Inn needed filling and levelling. It was confirmed that the light in the old phone box (defibrillator) had been uncovered.

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Subject to final discussion and agreement by a majority of the Councillors present at the 'walk thru' as to the donation, it was agreed that the Chairman could sign the agreement with Milou Ltd (five in favour with two abstentions).

f) Charterhouse Questionnaire

The Chairman reported that the questionnaire, as agreed at the previous meeting, had been sent to the residents of the Charterhouse area. There had been more properties than originally thought and the final cost of postage had been £16.20.

It was agreed that a cheque be drawn for £16.20 to reimburse the Chairman for the cost of postage.

The clerk reported that there had only been two replies both by email, both had supported the idea of a Charterhouse notice board. Given the lack of response to the questionnaire and the views already obtained via Mrs Linda Jones, she thought that the provision of a Charterhouse notice board could be abandoned. Cllr Maine supported the idea by saying that a monthly email could be circulated, the Chairman said that this could draw attention to the website.

It was agreed, nem con, to abandon the project to provide a notice board at Charterhouse.

g) Replacement / New Notice Board

The location for the notice board at Nordrach had been agreed as to the right of the entrance to Nordrach House.

Given the related nature of the next item on the agenda, Cllr Butcher requested next business be considered to which the meeting agreed.

h) Youth Projects: Bus Shelter

As the 'Public Notice Board' by the New Inn was rotting away, given the proposal that a bus shelter might include a new noticeboard, Cllr Butcher suggested replacing the existing public notice board as part of this new structure. The existing, glazed noticeboard could then be moved to Nordrach. These suggestions were generally accepted.

Concerns had been raised about the siting of the shelter given the speed of traffic at that point on the village green and an accident on the corner in the past.

It was confirmed that quote for a new notice board had been received from Simons & Sons and a proposal for a combined shelter and noticeboard from Charley Arnold. It was thought that a notice board from Green Barnes Ltd would be approximately £1,300. Cllr Butcher suggested that the area as a whole could be reviewed.

The Clerk was asked to arrange a site visit with Mr Arnold and to invite Miss Stockwell and Mr Matingh, of Yard House.

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i) Digital Communities and Improving Communications with Parishioners

The Chairman reported that she, Cllrs Wilkinson and Maine and the Clerk had recently attend a session organised by Community Council Somerset. The action plan developed at the event was as follows:

1. Re-design a web site for Priddy (not just the Parish Council). We need to make it clearer and simpler and were shown some examples of good practice to emulate.
2. Design a Priddy logo. Could this be the hurdles? Should we have a competition for this?
3. Make sure all organisations use a group calendar.
4. Provide a regular e-newsletter using our spreadsheet of addresses. Also continue with 6-monthly printed versions from PPC and The Pew, of course!
5. Consider using social media to attract young people to get involved - this could be a Facebook page or more.....

The Plan met with general acceptance.

Cllr Butcher was of the opinion that the Parish Council required its own website as opposed to pages on a parish website. He was also concerned that the editing of a website could not be undertaken by one person and content needed to be easily changeable; this had been the failing of an early village website.

Cllr Dyke confirmed that extensive use was made of the Google Calendar which Cllr Butcher had set up for the Village Hall.

It was agreed that the Clerk should be the Editor of the Website

The Chairman reported that progress towards a regular E-Newsletter had been made in that the Clerk had used Mail Chimp to send round an email about the filming of Another Mother's Son. The Clerk asked for comments on the form and design of the email.

On a related subject, the Chairman wondered if the donation offered by Mr Sage (see 7c) might be used to install WIFI in the village Hall. This suggestion was met with general agreement and Cllr Bath suggested that it might make a good venue for session to encourage the use of IT.

j) Newsletter: sheep Fair and Other Items

The following wording for an article about the sheep fair was discussed:

As you will know, the Sheep Fair Committee is currently "dormant" and the future of the Fair itself is very unclear.

We know there are very many of you who value this traditional event, so much an integral part of Priddy, very highly. If it is to be safeguarded for the future we need your active participation.

This plea is therefore our last attempt to invite parishioners to express an interest in being involved in forming a new committee which can make plans for the future.

Priddy Parish Council is due to hold the five yearly referendum on the future of the Sheep Fair in February 2016 but without a committee to organise the event we do not know what question to ask!

Cllr Maine was of the opinion that the Sheep Fair was finished and gone and that nobody wanted to resurrect it. Cllr Butcher thought that if there were to be no Sheep Fair, there did not need to be a referendum. The Chairman thought that it was dormant rather than deceased. Cllr Bath said that the problem lay in the fact that sheep could no longer be openly sold on the Green and that the Council needed to make this clear.

It was agreed that the Chairman would draft a further paragraph for the Newsletter and that this would be circulated for final agreement.

It was also agreed to include; a logo for Priddy (see 5b), Priddy Parish Plan (a final call for volunteers from Cllr Coles) and Finger Posts.

In relation to the last item, Finger Posts, the Chairman reported that the Heritage Lottery Fund would not make a grant to support the repair or replacement of finger posts.

k) Priddy Parish Contingency and Emergency Plan

The Clerk had circulated an updated version of the Plan. Cllr Coles undertook to confirm the contact details listed before the January Council meeting.

l) Update of Risk Assessment

At the proposal of Cllr Butcher, seconded by Cllr Wilkinson, the Risk Assessment was received and approved.

m) Guidelines on the use of Email for Conducting Parish Business

Cllr Butcher was concerned that in the recent exchange of emails in relation to filming in the village, there had been a danger of decisions being taken without all being fully aware that this was what was happening. The Chairman said that she intended her email for information. Whilst the email about filming, sent to the parish distribution list, had been intended as a more personal email keeping the parish informed, due to a misunderstanding, the Clerk had sent it under the 'banner' of Priddy Parish Council.

There was general agreement that email could be used for information and discussion but that decision making was reserved for council meetings.

8 PARC Committee

i. Finger Posts Article for Newsletter

Agreed as above (see 7J)

ii. Purchase of Notice for Church, Hall, School.

The purchase of a powder coated (green with white writing) aluminium finger post notice for the Church, Hall, School was approved at £292.80

- Security Light
- iii. **The Clerk was asked to obtain a quotation for the fitting of a security light in the old phone box**
 - iv. Kerbing of Nine Barrows Triangle
The Clerk was asked to write to the residents of the area around Nine Barrows Triangle to seek their views on kerbing the triangle around the finger post.

9 **Police Matters**

None

10 **Council Reports**

a) **Somerset County Council**

Cllr Siggs had sent his apologies for not attending.

b) **Mendip District Council**

Cllr Killen said that there would be free car parking in Mendip District Council car parks from 19th to 24th December with additional free parking in the Union Street car park in Wells on Saturday 6th December to support small business day.

The impact of the latest spending review was still to be fully identified but would be fairly dramatic. The central government grant would disappear by 2020 and whilst Mendip district Council would retain business rates there would be additional responsibilities. There would also be increasing commitments in terms of social care for adults and children.

Work was being undertaken with Somerset Waste Partnership to increase the recycling of plastics. Views were also being sought on plans to vary the frequency of kerbside collections.

11 **Financial**

a) **Budget Statement**

The Clerk presented the latest budget statement and bank reconciliation.

Payments

- b) A cheque was drawn and signed by Cllrs Butcher and Dyke for Election Costs (Mendip District Council £137.52)
- c) A cheque was drawn and signed by Cllrs Butcher and Dyke for Registration with Information Commissioner (£35.00)
- d) A cheque was drawn and signed by Cllrs Butcher and Dyke for Strimming of Greens and Village Gateways (MP Edwards £600.00)
- e) **Vat Reclaim**

Cllr Butcher confirmed that this was in hand and, for a period of April to September 2015, would be submitted shortly.

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12 **Clerk's Report**

a) **Sedgemoor Development Plan**

The Clerk presented a protocol for the issuing of minutes, creation of agenda and the circulation and distribution of these documents.

It was agreed that the protocol would be used for three months and reviewed.

b) **Mendip Farmers Hunt**

The Clerk confirmed that he had written to the Hunt, as requested at the previous meeting. No reply had been received.

13 **Matters of Report**

a) **Fly Tipping**

Cllr Butcher remarked that this had been a standing item on previous Council agenda. Tipping in Ten Acres, Nine Barrows Lane and Coxton End Lane was reported.

b) **Pothole**

Cllr Wilkinson drew attention to a large pothole which had caused damage to a vehicle on Cheddar Road between Bristol Plain and Cheddar Head.

14 **Date and Time of Next Meeting**

The next scheduled meeting: Wednesday 6th January, 2016.

15 **Motion to Exclude the Press and Public**

It was resolved to exclude the Press and Public from the remainder of the meeting due to the nature of the business to be discussed.

16 **Report from the Personnel Committee**

The meeting closed at 9:43pm

Signed
(Chairman)

6th January, 2015

William Newton Newey
8th December, 2015
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Final Draft

Initialed