

# PRIDDY PARISH COUNCIL

Minutes of the Parish Council Meeting  
held at Priddy Village Hall at 7:30pm on Wednesday 2<sup>nd</sup> March, 2016

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

**In attendance:** William Newton Newey (Clerk)  
Ten members of the Public

PPC16/035

## **Apologies for absence**

Cllrs Killen (Mendip District) and Siggs (Somerset County)

PPC16/037

## **Public Forum**

- a) **Contribution by members of the Public** – the Chairman explained that in addition to the Public Forum, the chairman of the meeting might also ask members of the public present to answer questions or provide information during the course of the meeting where appropriate.
- b) **20160142/HSE** – Retrospective Planning Application in the respect of Manor Barn – Mr Richard Houlton was concerned that the planning application was not thorough or clear enough. It did acknowledge that the Annexe [Manor Farm Barn] had originally been part of single dwelling. He understood that Manor Farm Barn as presently constituted was 11% bigger than the original Annexe. He was disturbed by the impact which the development of the Manor Farm Barn had had on the enjoyment of the garden of his property [Manor House] and was particularly concerned about the siting of the wood burner flue which he stated filled his garden and house with smoke.  
Mr James Hares said that he had lived in Manor Farm Barn for 9 years. He was proud to be living in a community where his family had lived for 200 years and he had bought the Old Barn from his grandparents. An extension of 1.5m depth had been created and the pitch of the roof had been altered. He stated that no objections or complaints had been received in 8 years,  
Mrs Lesley Houlton said that there had been a complaint in 2007 but there had been no action despite Mendip District Council referring the matter to the Parish Council.
- c) **2016/0328/FUL** – Planning Application in respect of the Former Transmitting Station – Mr Adrian Smith of Point Cloud, who were acting as agents for the application, said that plans in the new application were virtually identical to the previous plan. There had been a small increase in footprint primarily to accommodate a new Plant Room (for heating, utilities and green energy plant). He requested that the Parish Council support of the new application.

PPC16/038

## **Declarations of Interest**

*Members are required to act in accordance with the Priddy Parish Council Code of Conduct dated 1<sup>st</sup> 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 Coles 41a, Cllr Dyke 40a, Cllr Greet 41a, Cllr Maine 41a

The Clerk said that he had received a Dispensation request from Cllr Greet before the meeting and he had granted this by virtue of the fact that it was appropriate and in the public interest that Chairman continued to chair the meeting.

PPC16/039

## **Acceptance of the Minutes of previous Meetings**

The minutes of the Parish Council Meeting held on 3<sup>rd</sup> February were signed as a true and correct record of proceedings.

PPC16/040

## **Matters Arising and continuing business from previous Meetings**

### a) **Land Registration and Greenhill Cottage**

The Clerk reported that there had been difficulty agreeing the plan to be attached to the letter concerning the status of the land. It was agreed that Cllrs Dyke and Butcher would discuss and clarify the situation with the Clerk after the meeting.

WNN

### b) **Mendip Farmers Hunt**

The Clerk said that he had forwarded details to the Cllrs Bath, Dyke and Maine but had not heard anything further. Cllr Maine agreed to co-ordinate the meeting with the

RM

- Chairman of Mendip Farmers' Hunt and the Clerk said that he would resend his email to the Councillors. WNN
- c) **Policy on the Use of Village Green for Filming and other Commercial Activities**  
The draft policy had been amended but not re-circulated. Upon Cllr Butcher's request, final agreement of the Policy was deferred to the April meeting on the Council, before which the draft would be circulated. WNN
- d) **Queen's 90<sup>th</sup> Birthday Beacon**  
There was to be a meeting of Priddy Friendly Society on Monday 7<sup>th</sup> March at which details would be discussed. Pallets had been sourced and the request had been received from the national organiser that the Beacon be lit at 7:30pm on Thursday 21<sup>st</sup> April. KG
- e) **Clean for the Queen**  
Cllr Butcher said that he had or could collect equipment for Saturday 5<sup>th</sup> and Sunday 6<sup>th</sup> March but had not produced a poster. The Chairman said that she had received a call from the Member of Parliament and that he intended to be present on Saturday morning. The Chairman had produced posters with the Clean for the Queen logo and reported that special CFTQ bags could be obtained from Waitrose or Costa Coffee. AB
- f) **Finger Posts**  
The Clerk confirmed that he had raised the matter with a neighbouring Parish Council, for whom it did not seem to be an issue, and with the Somerset Association of Local Councils. Cllr Dyke had obtained a quote for the production of three steel fingers with welded letters for the Nordrach sign post. The Chairman noted that the recent media story circulated by Cllr Wilkinson contained an inconsistency in terms of the response by Somerset Highways to the care and repair of finger posts. The Clerk was asked to clarify the situation with Somerset Highways. Given the costs involved, it was likely that quotes would be needed before any orders were placed and the question of adopting finger posts still remained. **The matter was referred to the Finance Committee.** WNN
- g) **Replacement / New Noticeboard and Bus Shelter (Youth Project)**  
Cllr Wilkinson said that the quote from Somerlap Forest Products Ltd of £425 + VAT was for materials only (effectively a flat pack) and that there would be a need to find somebody to lay a base and erect the shelter. The Clerk pointed out that the Somerlap quote was for softwood and that an oak shelter (materials only) had been estimated in excess of £1,200 + VAT. The Clerk also reported that Forest Timber Products had estimated a cost in excess of £5,000. Given the quotes, Cllr Butcher proposed and Cllr Dyke seconded a proposal to place the order for the shelter and noticeboards with Charley Roberts-Arnold, who had quoted £1,920 (with no VAT payable) for the supply, and erection (including base) of a bespoke shelter made with a green oak frame. **At a vote, Council unanimously agreed to place the order with Charley Roberts-Arnold.** WNN

PPC16/041 **Planning**

- a) **2016/0142/HSE** – Retrospective application for retention of extension of roof and extension on north east elevation and chimney flue on south west facing roof slope – The Manor Farm Barn Priddy Green Priddy BA5 3BB  
Cllr Bath was concerned that there should be clarification of the planning permission granted in 2003, later works and any enforcement issues. Cllr Wilkinson said that he had tried to view the original application on the Mendip Planning Portal but although the reference was present, no documents could be accessed. (Mrs Houlton confirmed this but said that documents could be made available on request at the Planning Department). Cllr Wilkinson said that he felt that the case was a complex planning issue and that it would need a planning expert to comment on the application. He advocated referring the application back to the Planning Officers at Mendip without comment. Cllr Butcher stated that under the Members Code of Conduct, Cllr Maine was required to leave the room as he had declared a disclosable pecuniary interest in the application and had not sought a dispensation to remain. Cllr Maine then left the room for the remainder of the agenda item. Cllr Butcher then said that he did not think it possible to comment on the retrospective application and that it should be left to the planning officer to decide. A period of discussion ensued and the Chairman reminded the meeting that obligation was to comment on the application as presented, not matters that were past or thought to be pending. She also reminded the meeting of the Mendip District Council's

Planning guidance which stated that the retrospective nature of an application was immaterial to the consideration of the substance of the application. It was noted that there was a difference between planning, building (regulations) and Environmental Health. The Chairman noted that Manor Farm Barn and The Old Byre appeared to have had two separate addresses since 2010 according to Mendip District Council.

**At a vote (four in favour, three members not voting due to a declared interest), it was agreed to refer the application back to Mendip District Council Planning Department without comment.**

WNN

In his notification of the decision to Mendip District Council, the Clerk was asked to raise the following:

- 1) Is there a condition of ownership relating to workers at Manor Farm
  - 2) Was permission granted in respect of the severance of the building
  - 3) What was the outcome of the Planning Enforcement notice that was believed to have been issued in 2007
  - 4) That the issues raised by the neighbours of the property, particularly the flue, should be noted.
- b) **2016/0318/APP** - Application for approval of details reserved by condition 12 (archaeology watching brief) on planning permission 2012/2661/FUL. - Bay Tree Cottage School Hill Priddy Cheddar BA5 3BE
- Papers had not been received in respect of this matter and it was agreed that this was a technical matter which would not normally be commented upon by the Parish Council.
- c) **2016/0328/FUL** - Dismantling of redundant lattice communications tower, demolition of associated switchgear/mess room building and the erection of a new dwelling and detached garage/B1 business building - Former Transmitting Station Hill Farm Road East Harptree Somerset

Council had been told in the Public Forum that there were slight changes and a small increase in footprint in the current application as opposed to the previous application which the Council had supported. Cllr Butcher restated his opposition to the application in that the building was in open countryside and would be visible on the skyline. He felt that if the communications tower was no longer required, the structures should be dismantled./demolished and the site returned to a "greenfield". Cllr Bath was concerned about light pollution from the property and the effect on the dark skies above the Mendips. Cllr Coles said that she supported the application as the small increase in size was predominantly due to facilitating the use of 'Green Energy'.

**At a vote (four in favour, two against and one abstaining) Council resolved to support the application.**

- d) 2015/0596/FUL – Cllr Butcher noted that the appeal against the refusal of permission had been granted by the Planning Inspectorate. He requested that a review of the Council's Planning Policy be included on the agenda of the next Council meeting.

WNN

PPC16/028

#### **Recommendations from the PARC Committee**

##### **a) Village Green: Manor Farm to the Fountain**

Repair or kerbing for the area outside Manor Farm to the Fountain be considered for addition to the Project List, once it has been established whether ownership is vested in the Parish Council or Somerset County Council (Highways)

Cllr Butcher said that this was the type of work that was intended to be covered by the "Village Green Protection and Prevention of Erosion" Project. As to ownership of the area, Cllr Butcher stated that the tarmac and gravel areas were vested in the County Council and the grass area in the Parish Council. The interface between these two areas was the issue.

**Council unanimously agreed to include this area in the Project List.**

##### **b) Dark Lane**

That a tree trunk or other item is placed at the lower end of Dark Lane to restrict width to five feet and that similar consideration be given to the upper end of the Lane if it is wider than five feet

Cllr Bath asked if a By-Way sign should be erected. Cllr Butcher said that he had the previous sign as it was constantly being removed and dumped in the pool. Cllr Coles said she would ask Dave Gibbons (Contractors) Ltd if they could move the tree trunk and Mr Barry Payne offered to move a boulder to the top end of Dark Lane.

JC

c) **Coxton End Lane**

That Chris Saunders be contracted for three days, at £325 per day, to carry out the tree removal, thinning and coppicing at Coxton End Lane, in line with the grant Received from Priddy Folk Festival

Cllr Butcher requested that the Council be assured that Ferngully Trees (Chris Saunders) had the right insurance, permits and safe working statements before work commenced.

**At a vote (6 in in favour, one abstaining) it was resolved to instruct Ferngully Trees (Chris Saunders) to undertake the tree works at Coxton End Lane.**

WNN

d) **Village Green Protection and Prevention of Erosion Project**

That the Parish Council clarify the intention and proposed use of the sum of £2,000 identified in the Project List for Village Green Protection and Prevention of Erosion.

**It was confirmed that this could include Nine Barrows, Pin Cross and Manor Farm.**

e) **Church Farm Verge**

That the protection and restoration of the verge at Church Farm be consider for addition to the Projects List.

**At a vote (five in favour, two abstaining) it was agreed to include this area in the projects list.**

PPC16/029

**Parish Council Matters**

a) **Annual Parish Meeting**

The date of the 2016 Annual Parish Meeting was confirmed as Wednesday 4<sup>th</sup> May. Topics for inclusion in the meeting were: The New Inn (Mr Russell Sage), Broadband (Cllr Wilkinson), possibly the Speed of Traffic in Pelting Drove (Mr James Head having agreed to undertake some research), Rural Crafts Fair in place of the Sheep Fair and Defib Training. Other community organisations would be invited to produce displays, submit written reports and attend the event. As had been the practice for previous successful consultation events, this event would be kept informal with Cheese and Wine as refreshments.

b) **Annual Parish Council Meeting**

Rather than hold this at the same day as the Annual Parish Meeting, it was agreed that this should be held on another day. The Chairman explained that the Clerk was away for ten days after the Annual Parish Meeting and it was agreed that the Annual Parish Council meeting should be held on 18<sup>th</sup> May. It would be decided in April if a PARC Committee meeting were required in May.

c) **Mendip Community Transport**

It was agreed that the request for Volunteer Drivers be advertised on the Parish Noticeboard. The Chairman said that there was also a need for volunteers to drive the School minibus.

d) **Kerbing Nine Barrows Lane**

The Clerk reported that no quotes had so far been received. **The matter was referred to the Finance Committee**

e) **Parish Website: Re-Design**

The Clerk reported that he had obtained a specification for a website and that there might be potential for joint working with another Parish Council. Cllr Bath asked if this was something covered by Cllr Killen's reference at earlier meetings to outsourcing at Mendip District Council, and if it was, could there be an opportunity for Priddy Parish Council to share the benefits. The Clerk said that he thought this primarily connected with "back office" functions relating to Council administration. It was agreed to form a working group, consisting of Cllrs Dyke and Wilkinson with the Clerk, to consider the redesign of the website and the employment of a web designer. The Chairman advised viewing of the Long Sutton website as an example of the type of site that had impressed her, Cllrs Maine and Wilkinson at the Digital Communities Event.

PPC16/030

**Police Matters**

It was noted that a village farm had been broken into twice the previous weekend.

PPC16/031

**Council Reports**

a) **Somerset County Council**

None

- b) **Mendip District Council**  
None

PCC16/032 **Financial**

a) **Budget Statement and Bank Reconciliation**

The latest budget statement had been circulated to Councillors before the meeting. The Bank Reconciliation still showed an overpayment of 20p to Mendip District Council and was signed by Cllr Butcher.

b) **Open Spaces Subscription (£45.0)**

This payment was agreed.

c) **Dark Lane [Dave Gibbons (Contractors) Ltd] Invoice (£2,400.00)**

This payment was agreed and cheque raised.

d) **Clerk's Remuneration [September 2015 to January 2016] (£736.70) and Payment to HMRC [PAYE] (£184.00)**

The Clerk informed Council of the total hours he had worked and that in future payments would be calculated on the basis of 20 hour per month.

These payments were agreed and cheques raised.

PPC16/033 **Clerk's Report**

a) **Church, Hall, School Sign**

The sign had been ordered and it had been agreed at the PARC Committee that it would be delivered to Cllr Bath to await erection.

PPC16/034 **Matters of Report**

a) **Litter Tipping**

Cllr Dyke reported tipping on Westbury Lippiatt before the quarry.

Cllr Bath said there had been further tipping in Nine Barrows Lane and the Chairman said that she had reported this to Mendip District Council

Cllr Butcher had reported tipping about 300m east of the Communications Tower.

b) **Fire at Priddy Mineries**

Cllr Bath wondered if, following the recent fire, there should not be some notices. She agreed to contact the Waldegrave Estate, Forest Enterprises and Dorset & Somerset Fire and Rescue Service.

c) **Soil Waste in Eastwater Lane**

Cllr Coles said that she had seen soil waste dumped in Eastwater Lane near Higher Eastwater Farm. Cllr Wilkinson said that he had approached an individual in the past and would do so again.

WNN

PPC16/049 **Date and Time of Next Meeting**

The next scheduled meeting: Wednesday 6<sup>th</sup> April, 2016.

PPC16/050 **Motion to Exclude the Press and Public**

The Press and Public were excluded from the final item on the agenda due to the confidential and potential legal implications of the discussion.

The meeting closed at 9:20pm

Signed .....  
(Chairman)

6<sup>th</sup> April, 2016

William Newton Newey  
9<sup>th</sup> March, 2016  
parish.clerk@priddyparish.org