

PRIDDY PARISH COUNCIL

Minutes of the Parish Council Meeting

held at the Hunters Lodge Inn at 7:30pm on Wednesday 6th April, 2016

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

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

PPC16/058

Apologies for absence

Cllr Maine

Best wishes were sent to Cllr Maine who was recovering from a hip operation.

PPC16/059

Public Forum

2016/0492/FUL – Retention of use of annex as an independent dwelling and retention of rear extension – the Manor Farm Barn, Priddy Green, Priddy, Cheddar, Somerset BA5 3BB
Mr Richard Houlton spoke about his concerns over the application and its accuracy. He referred councillors to the correspondence which he had sent in advance of the meeting.
Mr Nigel Salmon, as agent for Mr James Hares, said that he had given professional advice which had resulted in the application which sought to regularize the situation as respects planning and the Manor Farm Barn.

PPC16/060

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 in respect of item 62c

Cllrs Coles, Butcher and Greet in respect of item 63a

The Clerk had received Dispensation requests from Cllrs Butcher and Greet and these had been granted as it was considered in the community's interest that the councillors remain present for the item.

PPC16/061

Acceptance of the Minutes of Previous Meetings

The minutes of the Council Meeting held on 2nd March and Extra-Ordinary Council Meeting held on 16th March, 2016 were signed as a true and correct record of proceedings

PPC16/062

Clerk's Report and Continuing Business from Previous Meetings

a) Coxtan End Lane Tree Works

The Clerk reported that three days' work had been completed. Cllr Dyke felt that more clearance would be appropriate and Cllr Bath felt that there should have been closer monitoring of the works. The Chairman noted that comments she had received were a mixture of those who felt too much had been cleared and those who felt that too little had been cleared. It was thought that Priddy Folk Festival might make a further grant in respect of this type of work and **the matter was referred to the PARC Committee.**

WNN

b) Queen's 90th Birthday Beacon

The Chairman reported that there would be a meeting of Priddy Friendly Society, who were acting as the advisory group for the Parish Council in respect of this event, on Monday 11th April. Final details for the Beacon, including the risk assessment would be completed at this meeting. Publicity for the event would then be circulated. The question of who should light the Beacon was discussed; as a 90 year old person could not be identified, the suggestion was that it might be somebody sharing the Queen's birthday.

KG

c) Land Registration and Greenhill Cottage

It was noted that the issues with the plan had been resolved and it was hoped to have completed the exchange of letters by the next Council meeting.

The subject of the maintenance of the area of Village Green immediately to the rear of Greenhill Cottage was raised and it was agreed that consideration of this be **deferred to item 65d later on the agenda.**

d) **Mendip Farmers' Hunt**

The Chairman reported that Cllr Maine had said that he did not want to be one of the councillors to meet with the Hunt. **The Clerk was asked to arrange a meeting between Cllrs Bath, Dyke and Coles and the Hunt.**

WNN

e) **Kerbing for Nine Barrows Lane Triangle**

It was noted that one quote had been received and that the Clerk would contact the other two companies who had made site visits.

WNN

f) **Finger Posts**

There still appeared to be little clarity as to the County Council's stance on finger posts and their repair or maintenance. It was noted that other parishes had adopted signposts and raised money locally for repair and re-painting. Cllr Butcher said that he had found a quote received a few years previously for cast aluminium and stove painted fingers at £495 + VAT. Cllr Bath advocated seeking support for any initiative on finger posts from the AONB Committee.

The Clerk was asked to contact SCC Highways Department directly.

WNN

g) **Replacement / New Noticeboards and Bus Shelter (Youth Project)**

It was noted that the Clerk had informed Charley Roberts-Arnold that he had been awarded the contract and that the Clerk was seeking the right form of contract to instruct the works.

WNN

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

It was noted that this was a work in hand and **agreed that Mr Ruud Matingh join the working group.**

PPC16/063

Planning

a) **Planning2016/0492/FUL** – Retention of use of annex as a an independent dwelling and retention of rear extension – the Manor Farm Barn, Priddy Green, Priddy, Cheddar, Somerset BA5 3BB

Cllr Coles left the room before the commencement of this item.

Council debated the application. Issues such as parking, the effect on neighbours and the nature of the original conversion were raised. The issue of access was also raised though it was noted that this was not necessarily a planning consideration, as had been seen in another permission which had been granted. The issue was felt to be complex and required a detailed knowledge of planning law and regulation to reach the right decision.

Cllr Butcher proposed and Cllr Bath seconded that the Council should refer the matter back to Mendip District Council Planning Department for determination with a comment that the Parish Council was concerned about the effect on the neighbouring property. Cllr Wilkinson, seconded by Cllr Dyke, proposed an amendment to the motion that no comment should be made. At a vote (three in favour and two against), the amendment to the motion was made and the amended motion moved. **At a vote (2 in favour, 1 against and 2 abstaining), it was resolved to refer the matter back to Mendip District Council Planning Department without comment.**

PPC16/64

Minutes and Recommendations by the Finance Committee

Cllr Coles returned at the commencement of this item.

a) The minutes of the Finance Committee held on 16th March (as previously circulated to councillors) were noted.

b) Cllr Butcher asked that the budget for the repair of the flagpole be increased as more concrete would be required for the base. **It was agreed that a budget of £150 be set for the repair and re-erection of the flagpole.**

Any spare concrete would be used for the erection of the new Church / Hall / School sign.

PPC16/65

Parish Council Matters

a) **To adopt the Policy on the use of the Village Greens for Filming and Other Commercial Activities**

The Policy was adopted and signed by the Chairman.

b) **To set the Agenda and agree a Budget for the Annual Parish Meeting – 4th May, 2016**

A draft agenda had been circulated by the Clerk. The Chairman would make a report on the business of the Parish Council (and its Committees) which would include granting of an additional easement across the green and the situation in respect of a parish plan. There would be presentations on Broadband Provision (Cllr Wilkinson), Rural Crafts Fair (Cllr Dyke), Parish Website (the Clerk) and Refurbishment of the New Inn (Mr Russell Sage).

The Clerk would advertise the Parish Meeting by email, on the website, with posters and a further inclusion in the PEW magazine.

Cllrs Cole and Wilkinson agreed to provide display boards and village organisations would be invited to put up a presentation as well as submitting a report. Cllr Dyke agreed to arrange tea, coffee, milk, sugar and soft drinks and the Chairman said she would arrange cheese, biscuits and wine. It was agreed that refreshments would be served after Any Other Business and before the presentations.

The Annual Parish Meeting would begin at 7:00pm

It was agreed that Annual Parish Meeting in 2017 would take place on the last Wednesday of April. [26th]

c) **To review the Council's Policy on Planning Applications**

Cllr Butcher was concerned about a recent permission granted at appeal and the reference in the notification of its granting which referred to the building of a house within the linear development of the Village. He felt that there was a danger of a number of applications which might infill areas of land in the Village and that it was important that the Council should be consistent in its approach to applications. Cllr Coles said that the recent inspectorate decision had been unexpected and felt that it was appropriate that the Council continued to reach decisions on a case by case basis. It was noted that the new Mendip Local Plan did not support new development in the Village. Cllr Bath raised the issue of a Neighbourhood Plan, a Village Design Statement or Housing Needs Assessment. The Clerk was to attend the Mendip Planning Forum 12th April and would attempt to book a place for Cllr Bath.

WNN

d) **To agree arrangements for moving of the Village Green (Upper and Lower)**

Notification of price per cut had been received from RP & S Maine, who had been the only contractors to tender in 2015. It was noted that the cost had increased to £80 per cut and that this was a significant increase on the 2015 cost. **It was agreed to that the Clerk should confirm that the Council wished RP & S Maine to continue mow the Village Green but to draw attention to the budget which had been set by the Council for the this activity.**

WNN

It was further agreed that Martin Edwards be asked to include the bank at the rear of Greenhill Cottage in his strimming of the Village Green verges.

WNN

PPC16/066 **Police Matters**

The Crime Report from PCSO Vincent had been circulated to Councillors in advance of the meeting. PCSO Vincent had sent apologies for not attending.

Cllr Wilkinson said that he had contact the police about a vehicle parked in the Deer Leap car park and the dumping of human faeces in that area.

PPC16/067 **Council Reports**

a) **Somerset County Council**

There was no report as Cllr Harvey Siggs was not present.

b) **Mendip District Council**

There was no report as Cllr Tom Killen was not present.

PPC16/068 **Financial**

a) **Budget Statement and Bank Reconciliation**

The Clerk tabled a budget statement which showed no expenditure so far incurred. The only line showing activity related to the Precept, which should have been in the Council's bank account earlier in the day.

No new bank reconciliation had been prepared as the new bank statements received simply confirmed the balances obtained for the reconciliation presented at the Finance Committee meeting on 16th March.

- b) **CiLCA Training for the Clerk** – the payment of the SLCC Enterprises Ltd Invoice for £300 was agreed and a cheque raised.
- c) **Church / Hall / School Sign for Upper Green** – the payment in respect of the invoice from Signefex for £292.80 was agreed and a cheque raised.
- d) **Weller Hedleys Solicitors** – the payment in respect of the invoice from Weller Hedleys for £115.20 was agreed and a cheque raised.
- e) **Coxton End Lane Tree Works** – as had been noted earlier the works had been completed and, as the invoice had been received, a payment of £975.00 to FernGully (Chris Saunders) was agreed and cheque raised.

PPC16/069

Matters of Report

- a) Cllr Wilkinson reported that Mrs Wilkinson had received £25 in respect of the Ice Cream van which had been at the Implements Sale / Rural Crafts fair in 2015. The money would be passed to the Clerk who would pay it into the Council's bank account.
- b) Cllr Coles stated that she would be absent for the next scheduled meeting of the PARC Committee and it was noted that the May meeting had been replaced by the Annual Meeting of the Council. It was agreed that the Clerk would liaise with Cllr Coles of the dates of future meetings.
- c) Cllr Butcher suggested that issues relating to access across the Village Green be discussed at a future meeting of the Council.

BW

JC/
WNN

PPC16/070

Date and Time of Next Meeting

The next scheduled meeting: Wednesday 18th May, 2016.

The meeting closed at 9:20pm

Signed
(Chairman)

18th May, 2016

William Newton Newey
9th April, 2016
parish.clerk@priddyparish.org

Initialled