

PRIDDY PARISH COUNCIL

Minutes of the Parish Council Meeting
held at the Village Hall at 7:30pm on Wednesday 7th September, 2016

Present: Cllrs Kate Greet (Chairman) [from item147], Tina Bath, Alan Butcher, Chris Dyke [from item 147], Robin Maine, Barry Wilkinson (Vice Chairman)

In attendance: William Newton Newey (Clerk)
Cllr Harvey Siggs [items 125 to 129 and 150a only] (SCC)
Cllr Tom Killen [items 125 to 129 and 150 only] (MDC)

PPC16/141

Apologies for absence

Apologies had been received from Cllrs Greet and Dyke who would be arriving late. In the absence of the Chairman, the meeting was chaired by the Vice Chairman.

PPC16/142

Public Forum

No members of the public were present.

PPC16/143

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.
No interests were declared.

PPC16/144

Acceptance of the Minutes of Previous Meetings

The minute PPC16/132a PARC Committee was corrected to read 'not quorate' [as opposed to 'no quorate']. The minutes of the Council Meeting held on 3rd August, 2016 were signed as a true and correct record of proceedings.

PPC16/145

Chairman's Report

a) **Arrangements to co-opt to casual vacancy** – in the absence of the Chairman, the Clerk reported that Electoral Services at Mendip District Council had not informed him that ten electors had petitioned for an election. This meant that the Council was able to co-opt to its number. The vacancy would continue to be advertised.

PPC16/150

Council Reports

a) Somerset County Council

Cllr Siggs spoke about the discussions in relation to the devolution of powers which had taken a different course since the changes in government during the Summer. There no longer seemed to be a requirement for an elected Mayor to secure the devolved funds of £30m for Devon, Somerset, Plymouth and Torbay.

In terms of other funding, there might be the availability of funds previously paid to the European Community but by 2020 Somerset County Council would receive no central government support but would retain the monies collected from business rates.

Cllr Siggs told the meeting that he had decided not to seek re-election at the 2017 elections. After twelve years he felt the time had come to step down. He then spoke about his relationships with the parish Councils in his ward; he felt that being both a district councillor and county councillor had allowed him to get the right people at the right time in the same room to get matters resolved.

The County was now in better position as regards Children's Services and it was anticipated that a forthcoming Ofsted inspection would reflect the improvements made.

The County Council was reviewing and renewing its contract with its highways contractor, Skanska. Hopefully there would be less need to fill potholes as preventative maintenance would prevent them forming in the first place.

Cllr Siggs concluded by saying that, though he had declared his intention of not standing for re-election, he remained committed to his role and would assist Parish Councils wherever possible.

b) Mendip District Council

Cllr Killen said that he had been discussing broadband provision with CDS [Connecting Devon and Somerset] and could report that CDS were not just considering BT. It was

hoped that the target could be improved from 95% by the end of 2017 to 100% coverage in the next few months.

The improvements at Wells Leisure Centre following the outsourcing of the management of the centre, had been well received.

The five councils contract for 'back office services' had started early in Mendip as Capita were handling Capital Land Charges. The service had seen a marked improvement due to the new equipment which had been provided under the contract.

Action by the district council was continuing in respect of the issue of fly-tipping; given the nature of the parish and the problems experienced, Priddy was receiving special attention.

PPC16/146

Clerk's Report and Continuing Business from Previous Meetings

a) Land Registration and Greenhill Cottage

The Clerk had met with the owner of Greenhill Cottage. It was proposed that a small area immediately behind Greenhill Cottage which contained a culvert be left in the curtilage of the Cottage and not marked as Village Green. The owner of Greenhill Cottage had also shown the Clerk a "Declaration" made by the previous owner of the property about which he was unsure. He felt it might be more than a simple a declaration of uninterrupted use to establish "... the existing access across the registered village green ... by long term use exceeding twenty years." referred to in the letter of agreement. The Council felt that the area was Village Green and that the sentence relating to established usage should be retained in the letter of agreement.

The Council resolved to revise the plan to show the area containing the culvert in the curtilage of Greenhill Cottage.

WNN

b) Mendip Farmers Hunt

A reply had been received from Mr Tim Pullen, Chairman of Mendip Farmers Hunt. This had circulated to councillors and addressed the issues raised at the previous meeting. There had been some positive reports of the new Whipper In recently employed by the Hunt.

Cllr Wilkinson said that he had been approached by several people in connection with noise from the hounds. There was concern that the noise from the kennels was greater than indicated in the planning application and that the hounds were not housed in the buildings shown on the plans. There also appeared to be further building taking place on the site. Cllr Butcher shared with the Council elements of the application, on which permission for the kennels was granted, in respect of vocalising hounds.

The Clerk was asked to contact the Enforcement Team at Mendip District Council in respect of the noise from, use of and further development of the kennel site.

WNN

c) Replacement Noticeboards and Bus Shelter (Youth Project)

The Clerk reported that the contract for the Shelter with Noticeboards had been signed and that the concrete base would be laid the week beginning 12th September and the shelter erected the following week.

Cllr Butcher agreed to sand down and varnish the existing noticeboard, checking if any further works needed to be undertaken. It would then be stored by Cllr Bath before being re-located to Nordrach.

WNN

d) Nordrach Finger Post

The Clerk reported that he had not received a quote from the third firm approached or a revised quote from the firm that quoted in 2014. No reply had been received from Highways in terms of 'adopting' finger posts and he undertook to write again, copying in Cllr Siggs to the email.

e) Wireless Broadband

Cllrs Wilkinson and Greet had attended the faster broadband event organised by James Heapey, MP for Wells. It was clear that BT had no offering for Priddy. The company who had shown an interest in supplying a wireless solution for Priddy, AB Internet, were not present at the event but another company Voneus, who were present and offered a different wireless solution, had expressed an interest. The Village Hall had already been booked for 29th September a public meeting at which AB Internet could make a presentation and it was agreed that Voneus be invited to make a presentation at the same meeting.

f) SALC [Somerset Association of Local Councils]

The Clerk reminded councillors that this was taking place on Saturday 17th September and that each member council was entitled to send two representatives (one of whom could be the Clerk). The Clerk asked that if anybody wished to attend, they contact him by the end of the week.

PPC16/147

Planning

- a) **2016/2111/HSE** - Demolition and replacement of an existing outbuilding with a single storey annexe - Ground Floor Flat Minery House East Harptree Somerset BS40 6BZ
It was noted that this was an ancillary space, having no kitchen and that it was similar to an application supported in 2014.
It was unanimously resolved to support the application
- b) **APP/Q3305/W/16/3155532** – Appeal against refusal of approval for Conversion of barn to dwelling Barn To The North Of Stable Cottage, Roemead Road, Priddy, BA5 3DB (2015/2150/FUL)
Cllr Wilkinson believed that a reason for the refusal of permission related to the stipulation to that any conversion should retain a substantial amount of the exiting building. Given the nature of the existing building, there was likely to be a significant change. Cllr Greet reminded the meeting that the Council's policy was to write to the inspectorate when notified of appeals.
It was resolved that the Clerk should write to the Planning Inspectorate re-stating the support that the original application had received form the Council
- c) A letter to Mendip District Council Planning Department from Jake Smith of Killens in respect of 2016/1783/FUL **Agricultural building at Paywell Farm** had been circulated to councillors and was noted. It was also noted that permission had been granted for the building.
- d) The approval of planning application 2016/1692/HSE - Altered roof and flues - **Leeford Lodge** Pelting Drove Priddy Wells Somerset BA5 3BA was noted.
- e) The approval of planning application 2016/1196/FUL - Erection of two stables, **Penny Cottage** was also noted.
- f) The owner of the **New Inn** had informed the Council of submission of planning application related to the refurbishment of the property, the external details of which were almost exactly as presented at the Annual Parish Meeting in May. Cllr Greet informed the meeting that Mr Sage intended holding an open day for the Parish and other interested parties to view the New Inn and the refurbishment proposals.
- g) The approval of planning application 2016/1609/FUL - Erection of agricultural building for storage of fodder and machinery (not livestock) **Higher Eastwater Farm**, East Water Lane, Priddy Cheddar BA5 3AX was noted. It was also noted that conditions included, no accommodation for livestock, no slurry pit, agricultural use only and if that use ceased the building was to be removed, bird boxes to be in place before the building was used.

PPC16/148

Parish Council Matters

- a) **Arrangements for the Implement Sale / rural Crafts Fair (24th September)**
Cllr Dyke confirmed that arrangements had been made and insurance cover checked with the brokers. The insurance cover included car parking including that of the New Inn. Setting up would take place on Friday night. Posters and flyers had already been distributed.
- b) **Housing Needs Survey**
Cllr Butcher said that he had found the results from a survey undertaken in parish very similar to Priddy in Hertfordshire. This had seen 277 questionnaires sent out by Hertfordshire County Council. He also reported that Batcombe Parish Council had commissioned a survey from Community Council Somerset [CCS] which was currently taking place.
Cllr Maine asked about the results of previous survey in Priddy. Cllr butcher thought the results dated back to 2005 / 2006, though Cllr Bath thought that the survey might have been undertaken even earlier.
It was resolved that Cllr Butcher contact CCS with a view to the Council commissioning a Housing Needs Survey.
- c) **Nine Barrows Verge and Verge Protection**
The Clerk reported that the verge had been levelled, reseeded and protected whilst the grass established itself. The verge was begin parked upon but seemed to be in good

condition. Cllr Greet noted that parking was no taking place on the triangle opposite the repaired verge.

A discussion then ensued as to other verges which needed protection. The options discussed included kerbing (low and high) and the possibility of building up verges to discourage motorists driving across the verges. The areas at Church Farm and Manor Farm were identified as needing attention as were areas in Pelting Drove. It was noted that a sum had been identified for verge protection.

d) **Nine Barrows Triangle**

Quotes received for kerbing this triangle had been rejected as too expensive. It had been suggested that a volunteer might undertake the works using kerbing already held by the Council. The volunteer had declined saying that he did not feel competent or that he had the relevant permit to work on the highways. It was noted that Neil Corp of Somerset Highways had stated that the Council could take what steps were necessary to prevent further erosion of verges.

The Clerk was asked to obtain further quotes for kerbing two sides of the Nine Barrows Triangle, before the matter was discussed further at the October meeting of the Council.

WNN

e) **Grant Application to Priddy Folk Festival**

It was resolved that the Clerk prepare an application for £1,500 from the Folk Festival for Nordrach Finger Post (£1,000) and other Finger Post (£500) refurbishment, to be agreed at the October meeting of the Council.

WNN

f) **Grant Application Mendip Hills Fund**

Various items were discussed including a further historical plaque on the Hurdle Stack and research into the history of the Sheep Fair.

It was resolved that the Clerk should make an application to the Mendip Hills Fund for £1,500 for refurbishment of Finger Posts.

WNN

g) **Traffic Flows and Speed**

Cllr Greet had approached James Head, who had raised the subject at the Annual Parish Meeting, in terms of research into traffic calming measures but had heard nothing further. It was agreed that Cllr Bath would speak to Mr Head.

TB

h) **Future of the PARC [Parish Amenities, Roads and Countryside Committee]**

It was felt that there was a lack of interest in serving on the committee and that its functions could be undertaken by the Council itself, especially as funding matters had to be referred back to the Council. The Parish Path Liaison Officer could be invited to make a written or invited to attend Council meetings to make a verbal report.

It was resolved that the PARC Committee be dissolved.

PPC16/149 **Police Matters**

None from the Police.

PPC16/151 **Financial**

a) **Payment for Internal Audit [Pam Loyd]** – a payment of £50.00 for Internal Audit in 2015 / 2016 was agreed and a cheque raised (signed by the Chairman and Cllr Wilkinson).

b) **Strimming [Cole Major]** – the payment of the invoice for £200.00 in respect of strimming the Village Green and other areas was agreed and a cheque raised (signed by the Chairman and Cllr Wilkinson).

c) **Charge from HMRC** – the Clerk reported that the charge had been withdrawn by HMRC following confirmation that he had not received payment in March 2016.

d) **Newsletter [Kate Greet]** – the reimbursement of £74.80 in respect of postage for the July Newsletter was agreed and a cheque raised (signed by the Chairman and Cllr Wilkinson).

e) **Clerk's Remuneration** – payment of remuneration £534.60, based on 18 hours per month for July, August and September was agreed. Cheques for £427.80 (WD Newton Newey) and £106.80 (HMRC) were raised (signed by the Chairman and Cllr Wilkinson).

f) **Clerk's Expenses** – a payment of £15.39 in respect of printing the July Newsletter was agreed and a cheque raised (signed by the Chairman and Cllr Wilkinson).

PPC16/152 **Matters of Report**

a) **Occupation of Caravan in Field**

Cllr Maine told the meeting that planning advice had been provided to a local man (who had not only spent his life in the parish but worked in the parish). He was living in caravan in a field that he owned in parish as no affordable housing was available. It was noted that more than 28 days occupation would require some form of permission. Cllr Greet said that she felt that it was appropriate that the Council defer further discussion until notification of an application were received from Mendip District Council.

b) **Defibrillator**

In answer to a query from Cllr Wilkinson, the Clerk reported that he had asked Mrs Judith Coles to continue to undertake checks on the defibrillator in the old phone box. The need for new pads had been noted and the Clerk would purchase these before the expiry of the current pads in November.

WNN

c) **Fire Signage**

Cllr Bath confirmed that she had collected fire notices and these had been laminated. They were being put up at Stockhill

TB

PPC16/153 **Date and Time of Next Meeting**

The next scheduled meeting: Wednesday 5th October, 2016 at 7:30pm

PPC16/154 **Motion to exclude the Press and Public**

It was resolved to exclude the Press and Public from the final item on the agenda due to the confidential and potential legal implications of the discussion.

The meeting closed at 9:30pm

Signed
(Chairman)

5th October, 2016

William Newton Newey
13th September, 2016
parish.clerk@priddyparish.org