

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), Tina Bath, Alan Butcher, Chris Dyke, Robin Maine

In attendance: William Newton Newey (Clerk)
Mr Ruud Mantingh (Parish Path Liaison Officer)
3 Members of the Public

PPC16/160

Apologies for absence

Apologies had been received from Cllr Wilkinson.

PPC16/161

Public Forum

- a) Mr Mantingh spoke about the planning applications to be considered by the Council. He and his wife were supportive of that in respect of the New Inn, though they had some concerns about minor issues such as car park surfacing and lighting. The objection had been re-stated in respect of the application relating to a new dwelling next to New House.
- b) Mr Dodd spoke in support of his application for a new dwelling next to New House. He wished to allay concerns that this was an additional application to that which had been granted upon appeal. The current application was required by the District Council as plans had been changed to a smaller dwelling.

PPC16/162

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 declared an interest in agenda items 165a and 165d

Cllr Greet declared an interest in agenda item 166a

Cllr Maine declared an interest in agenda item 167d

PPC16/163

Acceptance of the Minutes of Previous Meetings

The minute PPC16/148c (Nine Barrows Verge and Verge Protection) was corrected to read 'parking was now taking place' [as opposed to 'no taking place']. The minutes of the Council Meeting held on 7th September, 2016 were signed as a true and correct record of proceedings.

The minutes of the final PARC Committee were taken as read and also signed.

PPC16/164

Chairman's Report

- a) **Arrangements to co-opt to casual vacancy** – The Clerk was asked to write an article for the website and PEW Magazine
- b) **Mendip Parish Forum** – The Chairman reminded members that the next Mendip Parish Forum would take place on Tuesday 18th October. There would be a surgery session followed a presentation on Rights and a refresher session on the planning application process and update on the Local Plan

PPC16/165

Clerk's Report and Continuing Business from Previous Meetings

Cllr Dyke left the meeting having declared an interest

a) Land Registration and Greenhill Cottage

The plan attached the letter of agreement had been updated but there was nothing else to report.

b) Nordrach Finger Post

The Clerk said that he had not been able to obtain a third quotation from the foundry for cast fingers. He had also had no reply from Somerset County Council Highways to his email concerning the legal status of finger posts, which had been copied to Cllr Siggs. One of the quotations which had been obtained was for painted mild steel which Cllr Butcher was concerned would not weather well and might need frequent repainting.

The matter was referred to the Finance Committee.

Cllr Dyke re-joined the meeting

WNN

c) Mendip Farmers Hunt

The Clerk had contacted the Enforcement Team at Mendip District Council in respect of the noise from, use of and further development of the kennel site. The Chairman said that she had met a member of the Enforcement Team who had been in the Parish on another case and it had been suggested that the Clerk might enquire about the case in at the end of October.

d) Replacement Noticeboards and Bus Shelter (Youth Project)

It was noted that the bus shelter was complete with only the noticeboards to be installed. The area would then be cleared of debris, including splashes of cement on the old phone box. Cllr Maine said that there had been complaints about the shelter being too small, the Chairman said that she had received nothing but positive comments. It was confirmed that the unglazed parish notices board would be replaced with boards on the front of the bus shelter. Cllr Butcher reported that he had given the existing parish council noticeboard a coat of linseed oil but felt that it needed further attention. He was asked to review the condition of the Fountain noticeboard and the existing Norrish noticeboard before arrangements were made for the re-erection of the parish council noticeboard in a new location.

AB

e) Grant application: Mendip Hills Fund

The Clerk reported that he had insufficient supporting information to complete the application. Not least there was a poor fit with the criteria outlined by the Somerset Community Foundation who were managing the process.

f) Wireless Broadband

It was felt that the meeting held on 29th September had been a success. Cllr Butcher said that he had received a strange response to his application for a CDS voucher which implied that a solution might be delivered by BT. What was proposed was an upgrade of the Priddy exchange but as this was located in Westbury sub Mendip it would not benefit residents of the Parish. Cllr Butcher confirmed that requests for vouchers would be processed. The Chairman reported that information on the size and extent of the parish had been provided to the potential supplier of a wireless solution so that further scoping could take place.

g) Implements Sale and Rural Crafts Fair

Cllr Dyke asked that the topic be included on the November agenda for the Council as the organising group would have held their follow up meeting by that time.

CD

h) Traffic Flows and Speed

Cllr Bath reported that she had spoken with Mr James Head and that he had been in contact with the Highways Authority. Mr Head confirmed that he was trying to arrange a meeting with an officer from the Highways Authority but that it was not proving easy to arrange.

TB

i) Housing Needs Survey

Cllr Butcher reported that he had contacted Community council Somerset, who had confirmed that a Housing Needs Survey could be undertaken on behalf of the Council by Matt Day of CCS. The process of compiling a questionnaire, collating and analysis results would take about 6 or 7 months. The cost would be approximately £3,500. Cllr Butcher also drew the Council's attention to the Affordable Housing Document issued by Mendip District Council. Cllr Bath noted that the previous survey, as part of the Village Design Statement process, had been undertaken internally.

The matter was referred to the Finance Committee

WNN

j) Nine Barrows Triangle

The Clerk confirmed that two of the firms previously approached had confirmed their interest in re-quoting for kerbing 2 sides of the Triangle but that no quotes had been received.

The matter was referred to the Finance Committee

WNN

k) Nine Barrows Verge and Verge Protection

There was a concern that in places foliage and debris was lying on the roadside and, making the roadway difficult and potentially exacerbating erosion on the opposite verge. The Clerk was requested to write to the Highways Authority asking that verges be cut back and debris cleared from the road surface.

WNN

There was also a concern that pothole filling would lead to creeping expansion of the road surface. It was stated that further kerbing would prevent the creation of potholes and thereby the creep of road surface. Following a discussion of areas requiring attention:

Cllr Maine undertook to count the number of kerb stones which the Council had stored with him and to measure the edge of the roadway that had been suggested for kerbing at Manor Farm

RM

Cllr Bath was to speak to Church Farm about the building up of the verge outside the farm and to prepare a list of areas for consideration.

TB

The matter was referred to the Finance Committee

The Chairman left the meeting having declared an interest. The Chair was taken by Cllr Maine.

PPC16/166

Planning

- a) **2016/2154/FUL** - Sundry alterations including installation of roof lights, amended fenestration patterns, new entrance porch, rear balcony and alterations to existing conservatory - **The New Inn** Priddy Green Priddy Cheddar BA5 3BB

Cllr Butcher was concerned that the application showed a reduction in what he felt was an under-provision of car parking spaces. Cllr Bath was concerned that the lack of car parking spaces would lead to parking on the village green and overnight stays which were prohibited by the Village Green By-Laws.

Despite his concerns over car parking, Cllr Butcher felt that the application should be supported in that the intention was to bring the building back into use and would provide and input and employment in the local economy. He therefore proposed (seconded by Cllr Dyke) that the Council support the application.

At a vote (3 in favour and 1 against) the Council agreed to support the application but to express concerns over car parking.

The Chairman re-joined the meeting and resumed the chair.

- b) **2016/2306/FUL** - Erection of single dwelling - **New House** Priddy Green Priddy Cheddar Wells Somerset BA5 3BB

Cllr Bath was concerned that the application would result in two large houses on the Green, as the proposals to reduce the size of New House had been removed from the application. The Council's policy was that the only development which should be permitted would be of smaller dwellings, such as starter or retirement properties. She was also concerned that the application included the removal of limbs from trees. Cllr Butcher was concerned that the Council's planning policy had been softened following the granting of the previous application at appeal. Cllr Butcher echoed Cllr Bath's view in terms of the size of two dwellings. The Chairman noted the issue of the Council's policy but also that the previous application had been granted on appeal.

At a vote (3 in favour, 1 against and 1 abstaining) it was resolved to leave the determination of the application to Mendip District Council with no comment from the Parish Council.

- c) **2016/2307/APP** - Application for approval of details reserved by condition 7 (written scheme of investigation for archaeological monitoring) on planning permission 2012/2827 - New House Priddy Green Priddy Cheddar BA5 3BB.

This item was noted.

PPC16/167

Parish Council Matters

- a) **To agree grant application to Priddy Folk Festival**
The draft grant application for £1,500 for Finger Post repairs and restoration prepared by the Clerk and circulated to Councillors with the agenda was agreed.

- b) **To consider a response to the DCLG consultation on Capping**

The Clerk outlined the proposal made by the Department for Communities and Local Government that capping of precept increases to 2% without a referendum might be applied to larger parish councils and that in time it might be applied to all councils. This could compromise the ability to increase the precept for a single year to undertake a specific project supported by the community. Cllr Butcher explained that the concern was that for smaller councils the cost of holding a referendum could outweigh any benefit from an increased precept.

The Clerk was asked to draft and circulate a response on behalf of the Council which would be considered at the Finance Committee.

c) **To consider a donation and volunteer request from Somerset Community Justice Partnership**

The Chairman reminded the Council that it had used the services of Community Justice Partnership.

The subject of a donation was referred to the Finance Committee.

Cllr Maine left the meeting having declared an interest

d) **To consider specification for Mowing the Village Green**

It was noted that the Top Green had been recently mowed by someone other than the Council's contractor.

The specification for a monthly cut between April and October, prepared by the Clerk and circulated to councillors with the agenda was discussed. The Clerk tabled a plan showing the areas to be cut.

The specification was approved and it was agreed that the contract should be for 3 years with an annual review of costs.

An invitation to tender would be included on the Parish website.

Cllr Maine re-joined the meeting

e) **To consider a specification for Strimming of the Village Green and Other Areas**

The 2016 specification for strim cuts between April and October, prepared by the Clerk and circulated to councillors with the agenda was discussed. The Clerk tabled a plan showing the areas to be cut. The specification was amended to four cuts in the season and **a clause in respect of additional cuts was included.**

The specification was approved and it was agreed that the contract should be for 3 years with an annual review of costs.

An invitation to tender would be included on the Parish website.

f) **To consider the uses of the old phone box**

Books had appeared in the phone box and it appeared that it was being used as a book exchange, as was the phone box at Westbury sub Mendip. There was a concern that the books had been left on the floor and would get wet and dirty. Cllr Butcher was concerned that nothing should detract from the defibrillator, which had been agreed as the primary use of the phone box. He was also concerned that the books might prove an arson risk. Cllr Bath said that she had a shelving unit which she would be willing to donate to house the books.

It was agreed to accept Cllr Bath's offer a shelving unit.

PPC16/168

Parish Path Liaison Officer

Mr Mantingh apologised that pressure of business had meant that his inspections had not been as wide ranging as he would have wished.

Repairs to styles had been undertaken to styles by Chris East and the Mendip Ramblers. The issue with the footpath between Pelting and Durston Drovers remained; it was very rutted and muddy with barbed wire that anybody slipping could fall against.

There was also an issue with the top end of Dark Lane which was also very muddy and the fact that Dark Lane itself was overgrown in places. Being a restricted bridleway, the clearance of the overgrowth could be referred to Chris East.

It was thought that the installation of a new kissing gate in Dale Lane, next to the stone style, was related to stock control.

PPC16/169

Police Matters

The Clerk had circulated the Crime report for September from PCSO Vincent in advance of the meeting. It was noted that there had been a number of burglaries or attempted burglaries in the Parish.

Council Reports

PPC16/170

a) **Somerset County Council**

There was no report as Cllr Siggs was not present.

b) **Mendip District Council**

Cllr Killen had indicated that he would send a report to councillors when tendering his apologies for the meeting.

PPC16/171

Financial

- a) **Payment for Bus Shelter and Noticeboard [Charley Robarts-Arnold]**
The Clerk was authorised to raise a cheque and obtain signatories for a payment of £1,920 upon receipt an invoice and satisfactory completion of the works.
- 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) **Audited Annual Return** – the Clerk reported that the Annual Return for the year ended 31st March 2016 with external audit certificate had been received. The Audit was unqualified but the auditors had made a couple of comments relating to procedural matters connected with the rerun itself.

PPC16/172 **Matters of Report**

a) **Sheep Fair: Correspondence from Dr Steve Banks**

Cllr Dyke explained that she had spoken with Dr Banks at the Implement Sale and Rural Crafts Fair. He had expressed an interest in the demise of the Sheep Fair and explained that he had an academic interest in the loss of such events. Dr Banks had emailed Cllr Dyke and other councillors to say that he would like to undertake some research into the Sheep Fair, it demise and the part played by modern regulation. The Clerk was asked to acknowledge Dr Banks' email, to say that the Council would be happy to co-operate his research

WNN

b) **Fireworks**

The Chairman said that an email had been received about Fireworks and livestock. It was not felt that that this was a matter with which the Council could get involved or could issue any guidance. The Clerk had identified the relevant page on the Mendip District Council website and he was asked to add a link to the Parish website.

WNN

PPC16/173 **Date and Time of Next Meeting**

The next scheduled meeting: Wednesday 2nd November, 2016 at 7:30pm

PPC16/174 **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 9:28pm

Signed
(Chairman)

2nd November, 2016

William Newton Newey
7th October, 2016
parish.clerk@priddyparish.org

Initialled