

# PRIDDY PARISH COUNCIL

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

**Present:** Cllrs Kate Greet (Chairman), Alan Butcher, Chris Dyke, Robin Maine, Barry Wilkinson (Vice-Chairman)

**In attendance:** William Newton Newey (Clerk)  
Cllr Tom Killen  
Cllr Harvey Siggs (from item PPC16/89)  
6 Members of the Public

PPC16/176

## **Apologies for absence**

No apologies had been received.

PPC16/177

## **Public Forum**

- a) Mr Roger Dors referred to a recent letter in the Wells Journal which appeared to suggest that the Council had changed its policy in relation to protecting the Village Green. He wanted to query access to the proposed new dwelling adjacent to New House and refurbishment of the New Inn and parking spaces at the property. The Chairman explained that the policy had not changed. In respect of the additional easement using the same driveway to the dwelling the Council had taken advice from its solicitors and the Open Spaces Society. Some discussions had been held in camera due to the confidential nature of the items being discussed. In relation to the New Inn, the Clerk explained that the Council had been asked to comment on the plans as submitted. The Council had supported the application but had expressed a concern about the car parking provision.
- b) Mr Charley Llewelyn raised the impending deadline for Connecting for Devon and Somerset (CDS) vouchers. He wondered if more could be done to publicise this scheme, including a leaflet drop. Cllr Wilkinson said that information continued to be circulated and that 65 vouchers was a key figure for securing an alternative provision for Priddy. Further approaches by email, leaflet and in person would be made as the deadline approached. The matter was an agenda item later in the meeting.
- c) Mrs Tina Bath wished to raise the subject of developments on the Village Green. She referred to the work which had been done in 2004 in preparing a document based on views canvassed in the Parish, which included the Village Design Statement. She felt that the Council was deviating from this principles set out in the document in granting an additional easement in respect of the proposed dwelling adjacent to New House and said that she had been circulating a questionnaire to gain the views of Village residents. She requested that the Council outline it steps to canvass opinion to her by Friday 4<sup>th</sup> November or else she would continue with her own questionnaire. The Chairman thanked Mrs Bath for her comments and said that the Council would discuss them as part of its consideration of the agenda item.

PPC16/178

## **Declarations of Interest**

*Members are required to act in accordance with the Priddy Parish Council Code of Conduct adopted 6<sup>th</sup> July, 2016 (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 181a, 182c, 183c

PPC16/179

## **Acceptance of the Minutes of Previous Meetings**

The date at the head of the first page was corrected to 5<sup>th</sup> October. The minutes of the Council Meeting held on 5<sup>th</sup> October, 2016 were signed as a true and correct record of proceedings.

PPC16/180

## **Chairman's Report**

- a) **Resignation of Cllr Tina Bath** – The Chairman asked the Council to note Cllr Bath's resignation and that this meant that there were would be a second casual vacancy which could be filled by co-option if the requisite number of electors had not called for an election for by the middle of November.
- b) **Mendip Parish Forum** – The Chairman and the Clerk had attended the Forum. There had been a very useful presentation by Ian Bowen, Group Manager: Planning and

Growth Services. The Clerk would circulate the slides used in the presentation when they were available.

PPC16/181

## **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 Clerk had circulated an email from the owners of Greenhill Cottage to Councillors in advance of the meeting. This requested the removal of the clause in the letter of understanding, "Priddy Parish Council agrees that the existing access across the registered village green (the land coloured red) has been established by long term use exceeding twenty years." The email further stated that a declaration made by a previous owner of the property had already established the right of use and that it might equate to adverse possession. The Council felt that the clause in the letter confirmed the right to use but did not feel that adverse possession could be claimed as the Village Green had been registered at a much earlier date than the declaration by the previous owner.

The Council resolved that the clause relating to use should remain and asked the Clerk to seek signature of the letter on that basis.

WNN

*Cllr Dyke re-joined the meeting*

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

The address of the Hunt Kennels had been confirmed with the enforcement team at Mendip District Council and a visit was due to be made to the site by an officer.

### **c) Replacement Noticeboards and Bus Shelter (Youth Project)**

It was noted that the noticeboards remained to be installed but the Chairman explained that the contractor had sustained an injury. The notice boards would be installed shortly but favourable comments had been received about the shelter and it was already being used by young people waiting for the school bus.

### **d) Wireless Broadband**

Cllr Wilkinson said that Connecting Devon and Somerset (CDS) had confirmed that more vouchers had been issued than those of which he was aware, with 44 issued and 3 more being processed. He hoped to make a visit to see a Voneus installation in place. The Chairman said that she felt it was important to encourage people to apply for the CDS vouchers to support any installation before the 30<sup>th</sup> November deadline. Cllr Wilkinson added a caveat that whilst any solution that worked for the Village might not be able to support more remote areas of the Parish

Contact had been made using email, a website and Facebook. It was suggested that a mailing, similar to a parish newsletter mailing be undertaken. The Chairman offered help with the supply of envelopes and address labels.

**It was agreed that a sum of £100 be allocated to supporting publicity in respect of the CDS voucher scheme.**

**It was also agreed that notices (which Mr Charley Llewelyn offered to make) could be displayed on the upper and lower Village Green.**

### **e) Implements Sale and Rural Crafts Fair**

Cllr Dyke reported that he second year had seen more crafts including wood turning and a farrier. Numbers attending had also increased and the Church Refreshment Tent and Bar had been a successful venture. The organising group felt that they were on the right track and that lessons had been learnt for future years. Cllr Dyke wished to thank all who had helped. Thanks were expressed to Martin Edwards and his family for the use of his field for parking and to Mr Russell Sage for the use of the New Inn for disabled car parking.

### **f) Traffic Flows and Speed**

There was no further information available.

- a) **20162143/FUL** - Demolition of existing building and erection of holiday cottage (unit /1) and conversion of existing barn to form a new dwelling (unit 2) - Rowberrow Farm Plummers Lane Priddy Cheddar BA5 3DA  
**Council unanimously agreed to support the application**  
*Cllr Dyke left the meeting having declared an interest*
- b) **2016/2366/CLE** – Application for a Lawful Development certificate for the existing use as a campsite – Ebborways Farm Pelting Drove Priddy BA5 3BA  
**Council unanimously agreed to support the application**

- a) **The draft minutes of the meeting held on 26<sup>th</sup> October, 2016 were noted.**
- b) **Housing Needs Survey undertaken by Community Council Somerset (CCS), including an application by CCS for a grant to cover costs**  
Cllr Butcher confirmed the costs quoted by CCS as £2,900, with an expectation that these could be covered by a grant. The Survey would be important in considering any proposals in respect of affordable housing. Cllr Killen advised that it would be helpful if the intention to carry out a survey was communicated to the Affordable Housing Officer (Nina Richards) at Mendip District Council.  
**The Clerk was requested to instruct CCS to apply for a grant to undertake a Housing Needs Survey in the Parish of Priddy and to proceed with the survey upon confirmation that a grant would be made.**

WNN

WNN

*Cllr Dyke left the meeting having declared an interest*

- c) **To proceed with the refurbishment of the Nordrach Finger Post**  
The Clerk reported that he not been able to make contact with the foundry over the manufacture of fingers nor the County Council in respect of ownership and liability in respect of Finger Posts.  
It was agreed that restoration of the Nordrach Finger post should continue to be actively pursued. Cllr Butcher said that he had found some information in respect of a company which had undertaken the total refurbishment of the finger post at Tynings  
**It was agreed that the Clerk should obtain a quote for the complete restoration of the Nordrach Finger Post from Dorothea Restorations of Bristol.**

WNN

*Cllr Dyke re-joined the meeting*

- d) **To allocate any surplus left after the provision of a noticeboard at Nordrach to refurbishment of the noticeboard by the Fountain, Priddy Green**  
It had been agreed that the redundant council notice board from the Village Green should be refurbished and re-sited at Nordrach. The Clerk was asked to obtain a quotation from Mr Charley Roberts-Arnold for the refurbishment.  
**It was agreed that any balance in the budget identified for the provision of a notice board at Nordrach be used to refurbish the notice board by the Fountain on the Village Green.**
- e) **To use the balance of the Dark Lane budget to improve the path at Panes Green (top end of Dark Lane) subject to a site survey by Cllrs Butcher and Wilkinson**  
Cllrs Wilkinson and Butcher confirmed that they would review the situation, though Cllr Wilkinson was concerned where the water would flow if the area of path were improved.  
**It was agreed to use the balance of funds for Dark Lane to improve the access to the top end of Dark Lane at Panes Green. It was further resolved that funds could be used to improve signage to the correct pathway.**
- f) **To defer a review of verges and areas of roadside erosion until the spring of 2017**  
The recommendation of the Committee was accepted.
- g) **To commission a plaque to be mounted alongside that already on the Village Green recording that the Sheep Fair was last held in 2013**  
Cllr Butcher believed the plaque should be below the current plaque.  
**The Clerk was requested to obtain a quote for the manufacture and installation of the plaque from Mr Charley Roberts-Arnold.**

WNN

AB /  
BW

PPC16/184 **Parish Council Matters**

a) **WW1 Armistice Beacon**

A communication had been received from Bruno Peak who had been responsible for the organisation of the Beacons to Celebrated the Queens 90<sup>th</sup> Birthday. It was proposed that the beacons be lit again on the 11<sup>th</sup> November 2018 to mark the centenary of the end of World War 1. The Chairman said that the Friendly Society had been considering an event at that time of the year and that its members would probably be willing to arrange the beacon lighting on behalf of the Council as they had earlier in the year.

**It was agreed to express interest in holding a local event.**

b) **Risk Assessment**

The Clerk presented the Risk Assessment with minor revisions, mainly relating to the Sheep Fair and cash handling.

**The revised Risk Assessment was adopted.**

PPC16/185 **Parish Path Liaison Officer**

No report

PPC16/186 **Police Matters**

The Clerk had circulated the Crime report for October from PCSO Vincent in advance of the meeting.

**Council Reports**

PPC16/187 a) **Somerset County Council**

There was no report as Cllr Siggs was not present.

b) **Mendip District Council**

Cllr Killen reported that Mendip District Council would again suspend parking charges in Wells on the days before Christmas. There was also to be a Christmas Market with over 100 stalls. Street Vending regulation was now in place in the district, with vendors required to apply for a licence.

The 4 year funding settlement had been made by central government which would see Mendip District receiving no central funding by 2020. Although the district council would be allowed to retain income from business rates, there would be a central government tariff which would seek to transfer some of that income to less fortunate authorities.

The first neighbourhood plan had been adopted in the district after a referendum in Frome. It would now form part of the local plan and would be influential in planning decisions.

Inters of activity in a wider area, Cllr Killen reported that he was a member of the Somerset Rivers Authority and that the county council and five district councils were working together on a growth plan for Somerset. The growth plan included the usual sectors of aviation, marine and nuclear power but Cllr Killen was ensuring that food and technology were also included.

In relation to Planning, he noted that there had been an issue of a proposed development in neighbouring parish where the existence of a housing needs survey might have been of help.

Cllr Killen concluded by pledging his support in terms of securing better broadband.

PPC16/188 **Financial**

- a) **Hire of Village Hall to September 2016 for Meetings (£60)** - The payment of the invoice from the Village Hall was authorised and signed by Cllrs Greet and Butcher.

PPC16/189 **Matters of Report**

a) **Wells Market: Extra Days of Christmas**

Details had been circulated by the Clerk in advance of the meeting. The event had been referred to by Cllr Killen in his report.

b) **Sheep Fair: Research by Dr Stephen Banks**

In answer to an enquiry from Cllr Dyke, the Clerk stated that he had not contacted Dr Banks but would do so.

WNN

c) **Mains Water Pressure**

Cllr Wilkinson said that extremely high water pressure had been reported in the village. The regulation required a minimum delivery pressure of 1 bar and 2 to 3 bar was the target for Bristol Water but pressures as high as 6.4 bar had been recorded and this seemed to be the case since a repair in Wells Road in October.

**The Clerk was asked to write to Bristol Water**

WNN

d) **Mendip Farmers Hunt Open Meet**

It was confirmed that the Open Meet of the Hunt would be held on Saturday 5<sup>th</sup> November. The Master of the Hunt had liaised with Cllr Maine over the use of the Village Green.

e) **Parish Gateway Stones**

The Chairman said that the writing on these had faded. Cllr Butcher said that he would undertake to clean and re-paint the stones in the spring.

AB

PPC16/187

**Council Reports**

Cllr Siggs arrived during Matters of Report and gave his report.

- Flood Work in the county had been commended.
- Agreement had been reached on the re-use of Dulcote Quarry for industrial units.
- The works on the A39 at Street Causeway had been completed ahead of time and the season for to dressing elsewhere was coming to an end.
- The Winter Programme and Awareness Measures had been published. The Parish Council would be able to collect 10 bags of grit but Cllrs Butcher and Maine were of the opinion that the Parish already held this quantity of grit. It was thought that there were only two grit bins in the Parish which the County Council would replenish.
- The County Council was working to reduce its predicted overspend at the end of the financial year.
- Cllr Siggs asked if the Clerk had heard anything about Finger Posts from the County Council and promised to follow this up when the Clerk said that he had not.

PPC16/190

**Date and Time of Next Meeting**

The next scheduled meeting: Wednesday 7<sup>th</sup> December, 2016 at 7:30pm

PPC16/191

**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 8:55pm

Signed .....  
(Chairman)

7<sup>th</sup> December, 2016

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