

# PRIDDY PARISH COUNCIL

Minutes of the Parish Council Meeting  
held at the Village Hall at 7:30pm on Wednesday 4<sup>th</sup> January, 2017

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

**In attendance:** William Newton Newey (Clerk)  
Cllr Tom Killen (MDC) from item 17/008b  
5 Members of the Public (6 Members of the Public from Item 17/008b)

PPC17/001 **Apologies for absence**

No apologies had been received.

PPC17/002 **Public Forum**

a) Mr Barry Payne wanted to ask about the granting of an additional easement (agenda item 17/008c). The Chairman explained that planning permission for a new dwelling next to New House had been granted on appeal. An application for an access for the new dwelling from Little Batch had been refused by Mendip District Council. A request had then been received for an additional easement over the exiting access used by New House. The Council had taken legal advice from its solicitors and the Open Spaces Society and subsequently obtained a valuation for the "consideration" payable for any additional easement from the District Valuer.

In answer to a question from Miss Yasmin Stockwell it was explained that an easement meant a right of way, and in this case, additional rights over an existing right of way.

Cllr Butcher explained that exiting access across the Green had been recognised and registered as having been in existence for more than twenty years, at the time that the Village Green was registered. After the granting of the planning permission, the Council was faced with either contesting access in the courts which would result in substantial legal costs, there having been no case of its type previously, or granting an additional easement. To have done nothing would have meant a loss of control and potentially problems and legal costs at a later date.

It was made clear that no new easement was being agreed.

The Chairman said that there would be further clarification when the Council discussed the agenda item.

PPC17/003 **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.*  
None as item 17/006a (Land Registration and Greenhill Cottage withdrawn from discussion)

PPC17/004 **Acceptance of the Minutes of Previous Meetings**

The minutes of the Council Meeting held on 7<sup>th</sup> December, 2016 were signed as a true and correct record of proceedings.

PPC17/005 **Chairman's Report**

- a) **Arrangements to Co-opt to Casual Vacancies** –The vacancies would be advertised in the January Newsletter and on the website.
- b) **January Newsletter** - The Chairman tabled a draft newsletter for consideration by Councillors. As a number of the articles were dependent on discussions at the meeting, the Chairman asked if members would agree the articles as the items of business arose. This would be the first Newsletter predominately circulated by email, with only a few copies being printed.
- c) **Upper Green** – The publicity seemed to have been successful and Cllr Maine said that the condition of Upper Green was better, with more considerate parking. Cllr Butcher was thanked for the signs he had created; consideration might be given to more permanent signage in the future.
- d) **Specification for Mowing Village Green and Strimming Village Green and Other Areas** – the Chairman noted that these had been posted on the website.

PPC17/006 **Clerk's Report and Continuing Business from Previous Meetings**

a) **Land Registration and Greenhill Cottage**

Withdrawn as nothing to report.

WNN

b) **Mendip Farmers Hunt**

The Nuisance Diary sheet for recording vocalizing by the hounds at the Kennel had been posted on the website. Also posted were the details of the Environmental Health Officer dealing with the complaint in respect of a noise nuisance.

It was felt that the Boxing Day meet on the Village Green had been better marshalled and had caused less disruption in the Village.

c) **Bus Shelter Noticeboard**

The Clerk was awaiting a response from the contractor in terms of the size of the Parish Council (glazed) noticeboard and ways of increasing the space available for notices. It was also noted that the new noticeboard had a considerable condensation making agendas and minutes hard to read. The Clerk would raise the matter.

d) **Nordrach Noticeboard**

The Clerk had not received a quote for refurbishing and re-siting the old Parish Council noticeboard at Nordrach.

e) **Nordrach Finger Post**

Cllr Butcher confirmed that he had spoken with Mr Ben Selway who was willing to remove, shot blast and re-instate the post. Mr Selway had also told Cllr Butcher that he had a contact who, holding original moulds and lettering, would be able to cast new fingers at a price lower than that previously quoted by other firms.

The Clerk reported that draft guidance and advice as to the recording, care and repair of finger posts had been received from Traffic Management at Somerset County Council.

Further discussion of the topic was deferred until there had been a further conversation with Mr Selway and an opportunity to study the document from the county Council.

AB  
WNN

f) **Housing Need Survey**

The completed application form for an Awards for All grant, the pre-cursor to requesting Community Council Somerset (CCS) to undertake the survey, had not yet been returned to CCS.

WNN

PPC17/007

**Planning**

- a) **2016/2925/FUL** - – Installation of Septic Tank Dursdon Drove Farm Dursdon Drove Rookham Wells BA5 3AW. It was noted that this appeared to be serving a former cowshed, permission for the conversion of which had been granted some time previously. The Clerk reminded the Council that a previous application (2016/2606/VRC) had sought for variation of a condition 4 on planning permission granted; this application had been withdrawn. The Council was concerned by the paucity of information supplied with the application and there being no reference to AONB requirements

**Council unanimously agreed to support the application**

PPC17/008

**Parish Council Matters**

a) **Wireless Broadband**

Cllr Wilkinson reported Voneous had ordered the fibre to support their wireless solution and had committed to the installation. Survey would soon be undertaken with possibly 2 or 3 repeaters being installed to ensure coverage. Cllr Wilkinson also told the meeting that Connecting Devon and Somerset (CDS) had announced the Phase 2 contracts which had been awarded later than scheduled. A company called Gigaclear had been awarded a contract for fibre to the home (FTTH) for the area including Priddy. As the contract had only just been awarded, he did not believe that FTTH would be an option for another 2 or 3 years. Cllr Butcher noted that the Voneous contract period was 2 years.

There still seemed to be some confusion in the announcements that BT were making. Fibre was to be installed at the Townsend cabinet but it remained to be seen if this was of any realisable benefit to the village or other parts of the parish.

b) **Traffic Flows and Speed**

The Chairman reported that she had been in contact with the Highways Engineer who Mr James Head had referred to at the previous meeting. No reply to her emails had yet been received.

Cllr Duke said that she wished to correct the impression that nobody in Pelting Drove had voted against speed limits. She had personally voted against and knew that others had as well. The Chairman believed that part of the concern over speed limits related to the belief that additional signage or street lighting might be required.

- c) To agree the grant of an additional easement in respect of the proposed new dwelling next to New House, Priddy Green for the consideration of £22,000

The Chairman read the following text which was to appear in the January Newsletter: "Some time ago planning permission was granted on appeal for a new dwelling adjacent to 'New House'. There was no access to the site and as permission was refused to create a new one from the Little Batch, the owners applied to the council for permission to use the same access as currently exists to 'New House' for the new dwelling. The legal and financial implications of granting such an 'easement' across village greens are exceedingly complex so discussions about the matter have taken a considerable time. Advice was taken from the council's solicitors and the Open Spaces Society, both of whom advised permission to use the same access would be prudent and lawful, as well as in line with PPC's Greens Policy. Since the council is obliged to obtain 'best consideration' for the parish in such circumstances, a valuation was obtained from the District Valuer and a sum payable of £22,000 established."

The Clerk confirmed that the Deed would include covenanted clauses as to use, nuisance caused by unauthorised usage and repair of the easement. The Council's solicitors were waiting to hear from the solicitors acting for the other party and so the final Deed had not been received.

**The Council agreed, in principle, to the granting of the additional easement for the consideration arrived at by the District Valuer, and a formal resolution to sign the Deed would be made a future meeting when the Deed was available.**

**It was further agreed that suggestions as to how the £22,000 received in respect of the additional easement be sought be sought in the Parish Newsletter.**

WNN

KG

PPC17/009 **Parish Path Liaison Officer**

No report

- a) **Dark Lane** - Cllr Butcher had made enquiries about the hiring of equipment and purchasing suitable infill to improve the top of Dark Lane. It was noted that a small amount remained of the funds allocated to the improvement of Dark Lane but further discussion of the matter was deferred to the meeting of the Finance Committee.

PPC17/010 **Police Matters**

No report had been received from the Police.

- a) The Avon and Somerset Police and Crime Plan was noted without comment.  
b) The Avon and Somerset Police and Crime Commissioner's Newsletter was noted without comment  
c) The 'Be Proud' (Neighbourhood Policing awards ceremony) and call for nominations were noted without comment.

**Council Reports**

PPC17/011 a) **Somerset County Council**

There was no report as Cllr Siggs was not present.

b) **Mendip District Council**

Cllr Killen reported that work was ongoing with respect of Part II of the Local Plan. There would be a consultation over Gypsy and Traveller sites and he noted that Mendip had quite a high quota of such sites. Mendip was achieving its target for new houses though he thought there might be some drift. Tertiary villages (such as Priddy) might see some alteration in their status to permit building of affordable housing. In Mendip 35% of household were unable to rent or buy without some form of assistance.

Wells Christmas Market Days and Shepton Mallet's Sunday market had been a success and there would be support for the same arrangements in the future.

Wells Children's Play area was being rebuilt after it had been destroyed by arson. Funding was from an insurance claim and additional monies.

The review of the Glastonbury Festival had taken place and the only significant issue identified had been traffic management. New arrangements were to be put in place to cope with the problems caused by torrential rain in 2016.

Mendip District Council had agreed a new Rate Relief Policy, which exercised the council's discretion beyond the mandatory range of reliefs.

Collection of refuse and re-cycling based on a three weekly cycle would be introduced towards the end of 2017. There would be additional re-cycling of plastics. It was projected that the move to the new collection regime would produce a saving of £1.7M  
Cllr Killen was now a member of the board of Connecting Devon and Somerset. He hoped that the Gigaclear contract would see connection targets exceeded, even reaching 100%.

In respect of future funding, Mendip district Council had decided agree a borrowing cap of £40M as advantageous rates available. This money would be used to invest in measures to ensure an income stream when central government funding was reduced to zero in 2020.

PPC17/012 **Financial**

- a) Councillors noted the Budget Statement and Bank Reconciliation that the Clerk had circulated before the meeting.
- b) The Payment of the Clerks' remuneration for October, November and December was agreed. Cheques for £107.00 [HMRC] and £427.60 [WD Newton Newey] were raised and signed.
- c) Cllr Butcher said that he would be requested to pay the Hosting cost for the parish website (the company only accepting card payments).

**It was agreed that Cllr Butcher would continue to make the payment and then seek re-imburement form the Council.**

PPC17/013 **Matters of Report**

a) **Top Green: Damage by Vehicles**

Cllr Dyke reported that the post box at Greenhill had been damaged by a vehicle and taken away by the Royal Mail. She and others were concerned that it had not been returned. The Clerk offered to write and enquire about the post box.

PPC17/014 **Date and Time of Next Meeting**

The next scheduled meeting: Wednesday 1<sup>st</sup> February at 7:30pm

The meeting closed at 8:37pm

Signed .....  
(Chairman)

1<sup>st</sup> February, 2017

William Newton Newey  
10<sup>th</sup> January, 2017  
parish.clerk@priddyparish.org