

PRIDDY PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall at 7:30pm on Wednesday 5th September, 2018

Present: Cllrs Kate Greet (Chairman), Alan Butcher, Chris Dyke, Mark Leach, Gilad Oren and Barry Wilkinson.

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

PPC18/132 **Apologies for absence**
Robin Maine

PPC18/133 **Declarations of Interest**

Members are required to act in accordance with the Priddy Parish Council Code of Conduct adopted 6th 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

PPC18/134 **Public Forum**

Heavy Goods Vehicles

A parishioner spoke about heavy goods vehicles using Western Lane (between Wells Ways and Wallace Lane). Vehicles often got stuck and had to turn round in adjoining fields. The matter had been raised with Mendip District Council and Somerset County Council. The Highways Authority (Somerset County Council) advised raising the matter with the Parish Council. Drivers of heavy goods vehicles had advised that signage that said “unsuitable for heavy goods vehicles” would be ignored, signs stating “No Access to Heavy Goods Vehicles would not be ignored.

New Inn

A parishioner stated that she would be objecting to the planning application 2018/2050/FUL to extend car parking and the erection of a new outbuilding. The objection would be based on the loss of countryside and agricultural land in an AONB and the adverse effect from pollution from light, noise and vehicle exhausts.

The Clerk read a letter from another parishioner who was concerned that the development would have an adverse effect on the Village Green and adjoining properties. She also questioned if any restrictions on use could be enforced.

The concerns and views expressed were supported by two other members of the public who were present.

PPC18/135 **Council Reports**

a) **Mendip District Council**

There was no report as Cllr Killen had apologised for not being able to attend.

b) **Somerset County Council**

There was no report as Cllr Pullin was not present.

PPC18/136 **Police Matters**

There was no report or matters raised.

PPC18/137 **Acceptance of the Minutes of Previous Meetings**

The minutes of the Council meeting held on 1st August were signed as a true and correct record of proceedings.

PPC18/138 **Chairman's Report**

a) **Pelting Road**

The Chairman reported a further approach to Somerset Highways had produced another refusal to undertake white lining in Pelting Road. This was despite the opinion of local residents and the fact that the Council were prepared to pay for the lining.

The Clerk was asked to write to the Highways Authority again, stressing the fact that the Parish Council was prepared for the work to be undertaken.

b) **Pre-School Bale Rolling**

This event, due to take place on 8th October, had been cancelled.

c) **Planning Department Survey**

Mendip District Council were undertaking a survey on their service. The Chairman encouraged those who had used the service to complete the survey which could be found on the Mendip District Council website.

d) **CCS Community Buildings Training**

The Chairman commended the upcoming training by Community Council Somerset and suggested that Cllr Dyke make the Village Hall Committee aware of the event.

PPC18/139

Clerk's Report and Continuing Business from Previous Meetings

a) **Pincross Licences**

The Clerk had, once more, written to the Council's solicitors asking advice about the licences relating to land adjacent to the cottages at the Village Green and was still awaiting a full reply.

b) **Horse Riding on the Green**

There had been a case of mistaken identity and an apology had been made to the individual who had been approached. Cllr Oren noted that there had been some inappropriate use of the Green by riders, who did not appear to Village residents.

The Clerk was asked to arrange for a copy of the Village Green Bylaws to be displayed on the Green or bus shelter noticeboard.

c) **Mowing and Strimming of the Village Green and other areas**

Since the change in weather, the grass had begun to grow. It was noted that it had been agreed that Cllr Maine would contact the strimming contractor when mowing recommenced. **It was agreed that Cllr Maine be requested to mow the Green before the Village Cricket match on Saturday 8th September and that he request that strimming recommence as well.**

KG/RM

d) **Greenhill Postbox**

No further information had been received from Royal Mail.

e) **Priddy Friendly Society Fireworks (5th November)**

Members of the Friendly Society had requested that the event also include a bonfire. This would be built on a fire pit. This event would be organised under the auspices of the Parish Council by the newly created Events Committee.

PPC18/140

Planning

a) **2018/1872/VRC** Application to vary condition 2 (approved plans) on 2016/2154 to allow for changes to fenestration and addition of boiler flue to rear. The New Inn Priddy Green Priddy Cheddar BA5 3BB

It was felt that this application was to regularize what had happened rather than seeking planning permission. It was also felt that this had become an ongoing practice in relation to the refurbishment and redevelopment of the New Inn. Although roof lights were discouraged in the Village Design statement, there appeared to be no grounds for the permission not to be granted.

At a vote (three in favour and three abstaining) it was resolved to support the application.

b) **2018/2032/FUL** Installation of a roadside gate to an existing paddock. Land North Of Wells Road Priddy Wells Somerset

In discussion the necessity of the new gateway was questioned and there was a concern that this might be a precedent for further development.

At a vote (three in favour, two against and one abstaining) it was resolved to support the application.

The Clerk was asked to note concerns about the creation of another turning on a busy road where there were frequent accidents.

c) **2018/2050/FUL** Change of use land from residential curtilage to formation of guest car park and erection of outbuilding for purposes ancillary to The New Inn. The New Inn Priddy Green Priddy Wells Somerset BA5 3BB

Cllr Butcher remained of the opinion that anything less than sixty car parking spaces would be insufficient for the refurbished New Inn and that the Council could not agree to parking on the Village Green. Cllr Dyke was concerned about the effect that the proposal would have on adjoining properties and felt that the ancillary building was unnecessary. Cllr Leach felt that it was important not to lose sight of the economic benefit that would be derived from a re-opened New Inn including the creation of jobs for local people. He wondered if the

regularization of the car parking, especially with appropriate lighting might be preferable. The proposed ancillary building he felt was large and out of keeping. Cllr Wilkinson said that he had inspected Land Registry records and could not find that land was residential curtilage; it was simply referred to as land south of the Green. He was concerned about change of use. He was also concerned about pollution and an adverse effect on adjoining properties, especially as some staff would be leaving in the early hours of the morning. Cllr Oren noted that there was no hedge as shown on the plan in the application. He could understand the appeals to economic benefit but he too was concerned about change of use and intensification of development of a rural area in an AONB. He was also concerned about additional traffic.

The Chairman noted that this was a large application and contained many different elements and that the Council would have to be prepared to defend any conclusion it reached at a meeting of the Mendip District Council Planning Board.

At a vote (none in favour and all against) it was resolved not to support the application.

The Clerk was asked to include the following comments in the reply to Mendip District Council:

The status of the land as "residential curtilage" could not be confirmed.

The plan appeared to be wrong in showing a hedge that did not exist

It was felt that the restrictions of parking would be unenforceable

The impact from pollution (noise, light and exhaust fumes) on adjoining properties and residents

That the ancillary building is unnecessary and appeared only to have been proposed as staff and management accommodation have been removed from the main building to create additional rooms for letting.

PPC18/141

Parish Council Matters

a) **To receive results of the Website tendering and to approve future action**

The tendering exercise had proved unsuccessful. Two companies had declined to tender, a third failed to supply a tender by the due date and the fourth company had supplied a response which identified a range of costs but had declined to submit a quotation without further conversation with the Council.

It was agreed that a meeting be arranged at which a presentation and discussion could take place with the company which had tendered. It was further agreed that the company which had not submitted a tender be invited to make a presentation and enter into a discussion with the Council

WNN

b) **To agree funding and installation of protective matting on Top Green**

Cllr Butcher informed the meeting that a mat 2m by 10m would cost £200 plus VAT and that pack of pins (20) to secure it would cost £25 plus VAT.

Areas for the trial were discussed and it was agreed that the area behind the kerb on Vicars Path would be the best place. Cllrs Butcher and Leach agreed to lay the matting and would call for further volunteers when the matting had arrived.

It was resolved to trial the matting on Top Green and set a budget of £300 for costs.

AB

c) **To co-opt Members to the Events Committee**

Council had agreed that Cllrs Dyke, Maine and Greet would serve on the Events Committee with Cllr Greet being Chairman. Nominations had been received from the Friendly Society and other bodies via the committee organising the Rural Crats Fair.

It was resolved that John Dally, Dan Flurry, Tamsin Smith and Kathryn Burgess be co-opted as voting members of the Committee. It was further resolved that Linda Main, Steve Main and Steve Sparkes would be co-opted as non-voting members of the Committee.

The first meeting of the Committee was set for Monday 17th September at 7:00pm in the Village Hall

RM/ CD
KG / WNN

d) **To note arrangements for the Rural Crafts Fair**

Banners were in place for the Tour of Britain but it was noted that coverage went to adverts for the period that the race passed through Priddy.

Other advertising was in hand including contacts with local press and media. First Aiders and Stewards had been recruited, though more stewards would be welcomed. It was anticipated that the large marquee would be erected on the evening of Thursday 27th September. Friday evening would also be used to set up the event.

The next meeting of the organizing committee had been set for Monday 10th

e) **To agree arrangements for a Parish Council stall at the Rural Crafts Fair**

The Chairman had prepared a flyer, which had been circulated to councillors and took the form the Parish Newsletter. The aim was not only to publicise what the Parish Council had done and was doing but also to encourage people to sign up to the parish email distribution list which had been drastically reduced by the GDPR consent exercise.

It was agreed that the Chairman would email a final draft to councillors in the days before the Fair and that flyer would be printed by the Secretary.

KG
WNN

f) **To discuss and approve Finger Post refurbishment**

There had been no progress on this matter. It was included in the flyer for the Rural Crafts Fair.

g) **To discuss use of roads in the parish by heavy vehicles**

As had been raised in the public forum, there was an issue with Western Lane. There was also an issue with Nine Barrows Lane.

The Chairman stated that the Parish Council had no jurisdiction in relation to roads and that powers were vested in the Highways Authority. It was also noted that Western Lane was not only on the verge of the Parish of Priddy but of Mendip District and Somerset County and that traffic could be coming from Bath and North East Somerset (Bell Horse Lane). It was noted that these narrow roads were used by children, walkers, cyclist, horse riders and others.

It was resolved that the Clerk should write to the Highways Authority to install signage at the Wells Way and Wallace Lane junctions with Western Lane, and at both ends of Nine Barrows Lane. It was also resolved that the Highways Authority be asked to contact Sat Nav companies, as well as there being a direct approach by the Parish Council.

WNN

h) **To approve application for a Section 171 Licence in respect of works at Townsend Pool**

Cllr Wilkinson reported that the Mendip Hills AONB had agreed that works could start on 17th October, with AONB and other local volunteers.

It was resolved that the Clerk should apply for a 171 Licence at the end of September at a cost of £90.00.

WNN

i) **To resolve on opening current and other accounts with Lloyds Bank and to agree signatories**

Cllrs were concerned that Lloyds Bank were requiring a credit check of councillors in connection with opening the accounts.

The Clerk was asked to check the validity / legality of this request.

j) **To resolve on arrangements for the Battle's Over Beacon (11th November)**

This matter was referred to the Events Committee

WNN

PPC18/142

Financial

a) **To receive a Bank Reconciliation**

The Clerk tabled a reconciliation and noted that 79p still had to be refunded by Natwest Bank in respect of their error in November 2017. The reconciliation was signed by Cllr Oren.

To authorise the following payments

b) Mowing of the Green (April, May and June, 2018).

Payment of £384.00 to RP & S Main was authorised.

c) Clerk's Remuneration (July, August, September, 2018)

Payments of £121.80 to HMRC and £486.73 to WD Newton Newey were authorised.

d) Kerbing of the Village Green at Manor Farm

Payment of £8,421.60 to Taylor Plant was authorised.

It was noted that a small extra sum had been incurred for the creation of a drain.

PPC18/143

Matters of Report

a) **Road Traffic Accident**

It was noted that there had been another accident at the Hunters Lodge Inn crossroads.

b) **Durston Drive**

Cllr Leach reported that he had had no reply from Highways to his enquiry about tree cutting in the Drove.

c) **Bristol Exploration Club Film Premiere**

The Chairman noted that a film "Under St Cuthberts" funded by the Exploration Club was to have its premiere at Priddy Village Hall on 13th October.

d) **Grant Applications**

The Chairman reminded councillors that decisions as to applications for grants from the AONB, Somerset Community Foundation and Priddy Folk Festival would need to be taken at the next meeting of the Council.

e) **Priddy Pool**

The Clerk was asked to approach the School to see what progress had been made in respect of planning planting and a dipping place at the Pool.

WNN

f) **Somerset County Council Civic Service**

It was noted that this service would take place at St Lawrence' Priddy on 23rd September and that it would be followed by refreshments in the Village Hall.

PPC18/144

Date and Time of Next Meeting

The next scheduled meeting: Wednesday 3rd October at 7:30pm

The meeting closed at 21:08

Signed
(Chairman)

3rd October, 2018

William Newton Newey
6th September, 2018
parish.clerk@priddyparish.org

Final Draft

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| Initialed |
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