

PRIDDY PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall at 7:30pm on Wednesday 6th February, 2019

Present: Cllrs Alan Butcher, Chris Dyke, Mark Leach, Robin Maine, and Barry Wilkinson (Vice Chairman)

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

PPC19/021 **Apologies for absence**
Cllr Gilad Oren.

PPC19/022 **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.
Cllr Butcher declared an interest in item PPC19/032b

PPC19/023 **Public Forum**
The Chairman adjourned the meeting for members of the public to speak.
A parishioner spoke in relation to planning application 2019/0082/VRC. It was felt that the change of material for the roof was not appropriate. There were other properties with cedar shingles in the Village and the shingles would blend with the tree that surrounded the garage. It was also thought that pantiles would be heavier and alter the nature of a single storey garage.
The same parishioner spoke in relation to planning application 2019/0110/VRC, they felt that plan list 2 had been erroneously cited in respect of car parking and that the moving of the location of the new dwelling should have been a the subject of a separate planning application. The latter point had been raised with the Planning Department at Mendip District Council but they had made no response to a verbal enquiry, stating instead that the query would have to be made in writing. It was also queried that the element of New House which had been identified as being taken down had not been taken down.
The Chairman observed that the location of the garage had been established on the boundary of the plot under the recently granted planning permission. This allowed scope to move other elements within the plot. The Chairman further noted that the planning inspector and subsequent planning approval had not required the demolition of an element of New House.

PPC19/024 **Council Reports**
a) **Mendip District Council**
There was no report as Cllr Killen was not present.
b) **Somerset County Council**
There was no report as Cllr Pullin was not present.

PPC19/025 **Police Matters**
There was no report.
The Clerk confirmed that date of meetings had been supplied to the local PCSO.
The Chairman reported complaints about 4x4 vehicles driving on the Green in the snow. Cllr Wilkinson said that there were three Land Rovers commonly in the Village between 10:00pm and 11:00pm which were being driven dangerously. There appeared to have been damage to a wall at Pane's Green during the recent period of wintry weather.
The Clerk was asked to write to the PCSO asking that this matter be brought to the attention of the Traffic Superintendent, as this regular occurrence of dangerous driving could easily lead to damage to property and injury to persons.
Cllr Leach was concerned by the use being made of Dursdon Drove which was a BOAT (By-way Open to All Traffic). People were now walking in the fields because of the way the Drove was being used by motorised vehicles. He wondered if it might be downgraded from being a BOAT. Cllr Maine and the Chairman noted that there had been a public enquiry in the early 2000s to establish Dursdon Drove as a BOAT.

PPC19/026 **Parish Paths Liaison Officer**
There was no report.
Following on from his previous comments, Cllr Leach was concerned at the condition of Dursdon Drove.
The Clerk was asked to raise the matter with the PPLO as it believed the maintenance of BOATs was the responsibility of the County Highways Department.

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The formal meeting was resumed.

PPC19/027

Acceptance of the Minutes of Previous Meetings

The minutes of the Council meeting held on 9th January and the Extra-Ordinary Council meeting held on 23rd January, 2019 were signed as a true and correct record of proceedings.

PPC19/028

Planning

b) **2019/0110/VRC**

Application to vary condition 2 (Plans List), 8 (Car Parking Plan) of planning approval 2016/2306/FUL for the erection of a single dwelling to a revised position of the dwelling house and revised parking. New House Priddy Green Priddy Wells BA5 3BB

The Chairman noted that the Council had objected to the application for the garage but that it had been determined by a planning officer without reference to Mendip District Council's Planning Board. The location of the Garage had been established as being on the field boundary of the new dwelling site. The intention was to replace two outside spaces with covered spaces. Additionally this was now to be deemed as parking for the new dwelling and not New House. It was noted that this had been outside the development limit set for the Village but that such a limit did not exist under the current Local Plan. It was noted that alternative access to the site (from The Batch) had been denied in the past but that a certificate of lawfulness had been granted in respect of adjacent land to be used as a garden. As had been noted, the application was to re-allocate the garage as parking for the new dwelling but also included moving the new dwelling by one metre. Concern was expressed that plans had been changed again from those approved by the Planning Inspector.

In respect of question four in the standard planning application, it was noted that it was stated that works had not started and yet there appeared to be works already undertaken on site.

It was resolved neither to support nor object to the application but to suggest that the matter should be determined by a planning officer.

The Clerk was asked to note the Council's concerns and cite the planning inspectors comments (as cited when objecting to the garage) when submitting the response to the planning department.

a) **[PC1]2019/0082/VRC** Application to vary conditions 2 (Plan List) and 3 (Materials) of planning approval 2018/1015/HSE (Erection of curtilage garage outbuilding) to change roof materials New House Priddy Green Priddy Cheddar BA5 3BB

It was noted that double roman tiles (pantiles) would be in keeping with the new dwelling but would change the nature of the building. It was questioned as to whether cedar shingles would weather in better.

It was resolved neither to support nor object to the application but to suggest that the matter should be determined by a planning officer.

c) **2018/3172/PAA** Prior Approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development. (Plot 1). Home Farm Nordrach Lane Priddy Cheddar Somerset

Cllr Wilkinson had spoken with a near neighbour who had no problems with the application. Care seemed to have been taken to treat the exiting building sensitively. It was noted that this was the first of a number of plots to be developed at the location.

It was resolved to support the application.

PPC19/029

Clerk's Report and Continuing Business from Previous Meetings

a) **Old New Inn: Suggested Meeting**

New Inn: meeting with owner

The owner of the New Inn had not been available to meet with councillors earlier in the evening. It was noted that no further works would be undertaken until what the owner referred to as "the problem being resolved". It was noted that the application which had been refused permission by Mendip District Council had two distinct elements, one of which was a significant change to the previously approved plans. It was felt that Mendip District Council wished to progress this matter but only with the involvement of the Parish Council.

The Clerk was requested to contact the owner requesting a couple of dates which were convenient to him, in addition to the date of the next Parish Council meeting, to arrange a meeting between him and the councillors.

b) **Annual Parish Meeting and Annual Meeting of the Parish Council**

Given that 2019 was an election year for the Council and that there was Bank Holiday between the elections and the second Wednesday of the month, the Clerk proposed that the

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meetings should be held on Wednesday 15th May.

It was resolved that the Annual Parish Meeting be arranged for 7:00pm and the Annual Meeting of the Parish Council for 8:00pm on Wednesday 15th May, 2019.

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c) **Village Green Bye Laws**

Discussion of this topic was deferred.

All

d) **Heavy Good Vehicles**

The Clerk reported that he had received an email from Traffic Management at Somerset County Council. This explain that all road signage is governed by the Traffic Signs Regulations and General Directions (TSRGD) and signs not within this document could not be erected. There would be no objection to replacing the existing "Unsuitable for Heavy Goods Vehicles" signs on Nine Barrows Lane with the contemporary version, in the same or alternate location, but the County Council would have no funds to undertake this work. It had also been noted that northern end junction (with Plummer's Lane B3135) of Nine Barrow Lane was in Chewton Mendip Parish. Traffic Management had said that they would not be in a position to place an HGV restriction on Nine Barrows Lane.

With regard to signage at the Wells Way and Wallace Lane junctions with Western Lane in East Harptree, the Clerk had been told that the area was under the jurisdiction of BANES Highways.

It was resolved that he Clerk should obtain prices for the Nine Barrows Lane signage from Somerset County Council and to consult Chewton Mendip Parish Council.

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It was further resolved that the Clerk should contact BANES Highways as to signage Western Lane.

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e) **Welcome Pack**

The Clerk had contacted Parish organisations and societies. All those who had responded had been supportive of the idea of a Welcome pack and agreed to provide suitable material. The Clerk had also taken the opportunity to mention reports for the Annual Parish Meeting and the inclusion of material on the Parish website.

PPC19/030

Finance Committee

a) The minutes of the meeting held on 23rd January were noted.

It was resolved that:

b) **the Asset Register, as amended by the Finance Committee meeting, be adopted by the Council.**

c) **the Risk Assessment for 2018 / 2019 be adopted for 2019 / 2020**

d) **project funding of £1,500 be set for a table display notice and replacement Fountain noticeboard on the Lower Village Green.**

PPC19/031

Parish Council Matters

a) **Townsend Pool Litter Bin**

After the discussion under matters of report at the Finance Committee, it was agreed to set a budget of £200 for a litter bin at Townsend Pool.

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It was resolved that the Clerk should order a bin of the same specification as that on the Lower Village Green by the New Inn.

b) **To consider Priddy Village Green Information Leaflet and Notice (visiting and parking)**

The idea of a leaflet had been discounted. The Chairman suggested that a noticeboard (with fixed display) could be sited on the right hand side of the roadway that led to the Batch on the lower Village Green, in front of New House. It would be set at an angle of 45 degrees to the boundary wall. The display would be as previously discussed and might include a map and photographs as well as Bye-Laws, instructions on parking and some historical information.

It was resolved that the Chairman should obtain designs and costs.

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c) **Priddy Pool Protection**

It had been noted that 4x4 vehicles had been driving through the Pool. It was thought that the location of some large logs or tree trunks might stop this activity. Cllr Maine said he was happy to move any logs or trunks that could be identified.

d) **Granny's Garden, Nine Barrows Lane**

It had been reported that vehicles were using Granny's Garden to access Eastwater Lane. Cllr Maine had spoken with the owner who saw little point in fencing the area as he felt any fencing would be broken down. It was noted that Somerset County Council had planted trees in the area at one time. There was a concern that any further planting would see saplings broken down.

Cllr Maine undertook to research the matter further.

e) **Somerset Wood [War Memorial]**

It was noted the cost of trees had already been covered by sponsorship. The request received was for ongoing maintenance costs. It was felt that the location of the wood (Monkton Heathfield, Cheddon Fitzpaine) was remote from Priddy. It was acknowledge that while the wood would be a distance from Priddy, contributing would be in the spirit of a wider Somerset community. The suggestion that costs associated with four trees, being the number of Priddy residents killed in World War 1, be contributed was discussed.

It was resolved to defer consideration of the matter to the next Council meeting.

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f) **Death of a Senior Public Figure [Mendip District Council Protocol]**

The protocol was noted.

g) **Somerset Waste Partnership Briefing**

The briefing was noted.

PPC19/032

Financial

a) **Bank Reconciliation**

A bank reconciliation to 25th January had been circulated to councillors.

The bank reconciliation was noted and signed by Cllr Maine.

The following payments were authorised and cheques signed

b) **Hosting for Parish website by Krystal (£131.92) [AJ Butcher]**

d) **Clerk's Expenses**

The Clerk apologised and said that he had not completed his claim in time.

PPC19/033

Matters of Report

a) **Townsend Pool**

It was noted that a trench had been dug to allow water from the road surface to drain into the Pool and that Cllr Wilkinson would not need to rod the drain, which it was felt was ineffective.

b) **Truespeed**

Cllr Wilkinson noted that Truespeed (potential alternative fibre broadband provider) had arrange an informal session at the Queen Victoria Inn on Friday 8th February.

c) **Snow and Ice**

Cllr Maine noted that the snow plough had been through Priddy but that no grit had been spread. He wondered if dumpy bags of grit or road salt were provided at key locations this might be spread by villagers. The Chairman felt that the Parish would have to be come self-reliant as the service provided by the County Council would be reduced. This included buying salt or grit. The subject of gritting spreading equipment was mentioned. It was noted that the County council had been responsive to complaints by the Police, especially when there had been accidents.

It was reported that the Council's store of salt at the Village Hall had now been used.

The Clerk was asked to investigate sources and costs for salt / grit

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d) **Great British Spring Clean [Keep Britain Tidy]**

The Clerk drew councillors' attention to the fact that the campaign would run form 23rd March to 23rd April in 2019.

It was resolved to have a Parish Litter Picking event on Sunday 7th April.

A review of equipment and bags (including those provided for free for early registration of the event) would need to be undertaken.

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e) **Land by Lay By in Wells Road**

The Clerk had forwarded details to Cllr Pullin. Highways had confirmed that the land was not part of their holding but it appeared that there were some researches still to be undertaken.

The Chairman said he would undertake a land registry search.

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PPC18/014

Date and Time of Next Meeting

The next scheduled meeting: Wednesday 6th March at 7:30pm

The meeting closed at 20:55

Signed
(Chairman)

6th March, 2019