

PRIDDY PARISH COUNCIL

Minutes of a Meeting of the Parish Council held at the Village Hall at 7:30pm on Wednesday 3rd July 2019

Present: Cllrs Alan Butcher (Chairman), Alan Adams, Chris Dyke, Juanita Glass, Mark Leach (Vice Chairman) and Rachel Thompson MBE

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

PPC19/103 **Apologies for absence**
Cllr Andrews

PPC19/104 **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.

The Chairman declared a personal interest in PPC19/110b having worked for Somerset Wildlife Trust in the recent past.

PPC19/105 **Public Forum**

Members of the public spoke about the Council's Planning Process.

PPC19/106 **Council Reports**

a) **Somerset County Council**

There was no report as Cllr Pullin had apologised for not being present.

b) **Mendip District Council**

There was no report as Cllr Killen had apologised for not being present.

PPC19/107 **Police Matters**

There was no report.

PPC19/108 **Parish Paths Liaison Officer**

A report had been circulated to councillors in advance of the meeting and the Clerk read a summary to the meeting. The PPLO was walking paths within the Parish Council boundary. Dursdon Drove was much improved, with some repairs, and strimming had taken place in West Mendip Way. At Blackdown up to the boundary with Rowberrow, the paths had been repaired and there was now a good surface; works undertaken by the AONB team based at Charterhouse. A broken fingerpost on footpath WS 8/15 (Coxton End Lane to Townsend Farm) had been reported. Some new signage had been requested but had yet to be provided by Somerset County Council. Future plans included paths on the Parish's eastern boundary which are not quite so well used.

Cllr Glass observed that the surface of Dursdon Drove was also improved due to the dry weather.

PPC19/109 **Acceptance of the Minutes of Previous Meetings**

The minutes of the meeting held on 5th June were signed as a true and correct record of proceedings.

PPC19/110 **Planning**

a) **2019/1336/TEL** Application for prior notification of proposed development to install 4no. ground-based equipment cabinets. - Communication Station at Middle Ellick Farm Rains Batch Charterhouse Cheddar Somerset

The Chairman noted that there was a code governing this type of installation. The application was noted.

Cllr Thompson queried the fact that the road on the plan was shown as an adopted highway when it had been shown as a bridleway on the definitive map; she had queried this in her role as Access Officer with the AONB.

b) **2019/1238/LBC** Enlarging the main gateway into the farm, and re-instate the original stone gate post, re-build wall - Chancellors Farm Plummers Lane Priddy Wells BA5 3DD
The chairman noted that the application was for the removal of a modern cement based wall and replacement with a lime mortar wall including the original stone gate post.

At a vote (five in favour and one councillor not voting) the Council resolved to support the application.

Planning Cases Decided

c) **2019/0816/APP** Application for approval of details reserved by condition 5 (Hard and Soft Landscape Scheme on planning application ref: 2017/3014/FUL - Communication Station Hill Farm Road Priddy Cheddar Somerset - Approval

- d) **2018/2941/FUL** Retention of existing mobile home for use as an independent dwelling Rose Cottage Wells Road Priddy Cheddar Somerset – Approval with conditions
The Chairman reported that he had attend Mendip District Council's Planning Board to speak in support of the application. Cllr Thompson asked about the reference to contaminated ground. The Chairman said the curtilage of Rose Cottage had been remediated in 2014 but it had been unclear if the area occupied by the mobile home had been included in the works. It was thought that it had been and that thereby the conditions would not be that onerous.

PPC19/11

Clerk's Report

- a) **Village Green Byelaws**

The Clerk had only received comments on the draft byelaws from one councillor. The Clerk explained that it was not advisable to alter or take elements of the clauses in the model byelaws as these would have been drafted with legal advice. Councillors felt that the existing byelaws were satisfactory.

It was resolved, nem con, that the existing byelaws be retained with no change.

It was requested that a map showing the Village Green, a registered with the Land Registry be attached to the byelaws. Further discussion of this topic was deferred to item PPC19/111e. The chairman confirmed that the roads across the green were 'village green under highway'

- b) **Heavy Goods Vehicle Signage: Wells Way / Wallace Lane junctions with Western Lane**

The Chairman said that he had yet to speak to the Chairman of West Harptree Parish Council

The Clerk also reported that nothing further had been heard from Bath and North East Somerset Highways

- c) **Welcome Pack**

As Cllr Andrews was approaching local organisations for information to be included in the Parish Welcome Pack, discussion of the matter was deferred to the next meeting.

- d) **Mendip district Council's Parish Forum**

The Clerk reported that he had attended the last Forum but that it was intended that Parish Councillors should attend. Details of forthcoming forums were in the Mendip District Council Parish Bulletin that the Clerk circulated to councillors.

- e) **Purchase of large Scale Ordnance Survey Map**

The Clerk had circulated costs for a 100cm by 89cm, 1:25,000 scale map to councillors. He also explained to Councillors that there was a digital mapping tool called Parish Online which would allow the creation of maps showing areas such as Village Greens, areas for mowing / strimming or street furniture such a noticeboards and bins.

Councillors discussed how a map could be mounted, what could be shown on the map and where it could be located. Further discussion was deferred until Parish Online could be considered by councillors.

PPC19/112

Parish Council Matters

- a) **Letter to owner of the New Inn with regard to parking on the Village green in front of the New Inn**

An email had been received from the owner and the owner's agent. The emails apologised for any incorrect impression that had been generated in respect of the New Inn. It was acknowledged that this area was part of the Village Green and subject to the Village Green Byelaws. The owner of the New Inn and his agent had also made contact with the Planning Inspectorate to clarify the situation.

It was resolved that, in the light of the above, no further action should be taken.

The Clerk was asked to acknowledge the emails.

- b) **Planning Process**

The Chairman noted that the Council's Planning Process had been written in 2015. Noting the comments made in the Public Forum, it appeared that the process needed revision to take account of public comment. The Chairman urged councillors to attend specific Planning training; if no Somerset Association of Local Council Course was on offer, the Clerk was asked to enquire about the provision of a session specifically for Priddy Parish Council.

Cllr Leach made reference to the Council's standing orders and rules of debate which he felt had not been that helpful.

The Chairman undertook to present a revised and fuller policy to the August meeting of

the Council.

c) **Community Led Housing**

Consideration of this topic was deferred as there was no new information.

d) **Bus Shelter**

The contractor had offered to install a new roof on the Bus Shelter for the cost of material only. The suggestion of pantiles had not proved possible as there were not sufficient available and were considered too heavy for the structure. The Chairman suggested a green, bitumen corrugated material for the roof which was available at £10.61 per sheet; he estimated that 4 sheets would be required.

A problem with pinning notices to the hard noticeboards had also been identified at the Annual Parish Meeting. The Chairman had sourced a self-healing, rubber pin board material at a cost of £89.71 for an A1 sheet.

It was resolved to set a budget of £300 to cover the cost of the Bus shelter roof replacement and improvement of the noticeboards.

e) **Village Pools**

The Clerk had obtained a quote for strimming the area of Townsend Pool. Councillors felt that the cost was too great. Cllr Thompson thought that a large amount of money could be extended in respect of Townsend Pool which would never be a proper pool as it had no water supply. It was noted that Mr Barry Wilkinson was arranging to have the tree roots dug out of the pool area.

It was resolved that the Clerk should arrange for the area around the litter bin and village stones only at Townsend.

f) **Village Green Policy**

The policy was published on the parish website. It formed part of a number of policies and statements which sought to protect the Village Green. Amongst the other documents was the Parish Plan which was still cited by Mendip District Council despite no longer having legal status (the current legally binding documents being Neighbourhood Plans). It was felt that there needed to be a holistic review of the Village Green Policy, Planning Process and the Parish Plan.

g) **Flag pole and Flag Flying**

It was noted that Mr Robin Maine was content to continue to fly flags with Cllr Leach as his deputy. It was also noted that the flagpole required some maintenance.

h) **Nordrach Noticeboard**

The Clerk was requested to post a notice on the noticeboard stating that no further notices would be posted as there was evidence that the board was not being approached or notices read.

i) **Plummers Lane**

The Chairman had received complaints about a number of vehicles including caravans on an area opposite Hill View Stables. The Clerk was asked to write to Mendip District Council to enquire as to the status of the site where the vehicles had been seen.

A similar issue was raised in connection with another area (between Cranmore View and the Miners Arms) but it was agreed that this was in Chewton Mendip Parish.

j) **World War Commemorative Tree Planting**

It had been provisionally agreed that this would take place to coincide with the 75th anniversary of VE Day in 2020. It was noted that the History Group had expressed an interest in making the day and that the Friendly Society had posited moving Club Day to the 8th May. Glebe Land to the north of the Church and the top Village Green were suggested as possible locations for the planting of four trees (three for World War 1 and one for World War 2). The inclusion of a bench was also suggested.

k) **Training**

It was noted that the Chairman, Cllr Glass and the Clerk were to attend Code of Conduct training on 10th July. Cllrs Adams and Glass were to attend Essential Councillor training on 22nd July.

PPC19/113 **Financial**

a) **Bank Reconciliation**

The reconciliation had been circulated to councillors

The following payments were authorised:

- b) Strimming of the Village Green and Other Areas £200 [Major Maintenance]
- c) Village Green Information Noticeboard £1,149.73[Greenbarnes Ltd]
- d) Open Spaces Society Subscription £45.00
- e) Clerk's Remuneration: £123.20 [HMRC], £492.80 [WD Newton Newey]
- f) Clerk's Expenses – January to June, 2019 £20.05 {WD Newton Newey}

PPC19/114 **Matters of Report**

a) **Polling District Review**

The Review was noted as mandatory after an election had taken place. There were no comments relating to arrangements in Priddy Parish.

b) **Re-imagining the Levels: Trees for Somerset**

The invitation to attend the event was noted.

c) **Bin at Townsend**

It was noted that the new bin did not have a liner and there had been dumping of litter around the bin. The Clerk was asked to contact Mendip District Council about arrangements for empty the bin.

PPC19/115 **Date of Next Meeting:** Wednesday 7th August, 2019

The meeting closed at 21:02

Signed(Chairman)

4th September, 2019