

PRIDDY PARISH COUNCIL

Minutes of a Meeting of the Parish Council held at the Village Hall at 7:30pm on Wednesday 4th September, 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)
Cllr Tom Killen (Mendip District Council) [to PPC19/132d]
Five members of the public

PPC19/122 **Apologies for absence**
Cllr Lucy-Rose Andrews

PPC19/123 **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.
Nil

PPC19/125 **Council Reports**

b) **Mendip District Council**

Cllr Killen gave a report on Mendip District Council and the change in roles since the May elections. The Council was facing a funding gap of £5m over 5 years. In an attempt to avoid cutting services, the current administration was following the same policy as the previous administration and continuing to invest in commercial properties for future income.

The Council was addressing climate change and would be making small changes at first, such as leaving roadside verges uncut for longer, replacing windows in the Council Offices and the use of vinegar for weed control. Cllr Killen said he was keen to encourage green technology in businesses.

A review of the Local Plan Part I would start before the end of 2019. This might see more scope for new housing in “tertiary” villages such as Priddy, especially given the amount of development there had been in other towns and villages.

A Car Park strategy review was being undertaken but this was not due to report to the Council’s Cabinet until December 2020. Cllr Killen was keen to shorten this time period given exiting issues with parking in Wells and other areas.

PPC19/124 **Public Forum**

As the members of the public did not wish to speak about any matters other than two of the planning applications, the Chairman reconvened the meeting stating that he would adjourn the meeting for comments before consideration of the applications.

PPC19/125 **Council Reports**

a) **Somerset County Council**

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

PPC19/126 **Police Matters**

There was no report.

PPC19/127 **Parish Paths Liaison Officer**

There was no report.

PPC19/128 **Acceptance of the Minutes of Previous Meetings**

The minutes of the meeting held on 3rd July and extra-ordinary meeting held on 17th July were signed as a true and correct record of proceedings.

PPC19/129 **Planning**

- a) **2019/1860/FUL.** Covered area of existing open yeards [sic] in farm complex. Vale Hollow Farm West Harptree Road Priddy Cheddar Bristol
There were no objections to the application.

Councillors voted unanimously to support the application.

Cllr Thompson queried the address on the application, which was shown as Priddy Cheddar, along with a number of other addresses which were incorrect. It was noted that the situation had been raised with Mendip District Council Planning Department and the correctness of addressed had improved for a period. It was believed that the local Planning Department could override the national gazetteer or database.

- b) **2019/1861/FUL** Construction of steel above ground slurry store, reception pit and separator. Vale Hollow Farm West Harptree Road Priddy Cheddar Bristol

There were no objections to the application.

Councillors voted unanimously to support the application.

- c) **2019/1761/FUL** Proposed new detached equipment storage shed, extension and modification of gas storage compound and relocation of displaced storage shed. Caravan Park Mendip Heights Townsend Priddy Cheddar BA5 3BP
Councillors voted unanimously supported the application.
- d) **2019/1673/HSE** Proposed single storey side extension Greenacres Old Bristol Road Chewton Mendip Cheddar BS40 6DD
Councillors voted unanimously to support the application.
- e) **2019/1957/FUL** Conversion of existing barn to dwelling and demolition of adjacent barn. Ubley Drove Farm Ubley Drove Charterhouse Cheddar BS40 7XN

The Chairman adjourned the meeting to hear comments from representatives of the applicant and then reconvened the meeting

Cllr Thompson said that she had had noted that there was a planned reduction in hardstanding which thought to be a benefit of the proposed scheme. She also noted that there were no AONB or public comments on the planning portal. There were the normal Priddy area comment about lead contamination.

Cllr Leach felt that the proposed development was of a good stylistic nature.

Cllr Glass felt it was a good use of a redundant agricultural building.

Councillors voted unanimously to support the application.

The Clerk was asked to add the following comment to the notification of support to Mendip District Council: the design was felt to be good and a good use of a redundant agricultural building, it would provide a home for young people in the parish, in what was becoming a small hamlet, it would also replace hardstanding with grass.

- f) **2019/1971/FUL** Erection of stable building with associated works including change of use of land from agricultural to equine Harptree Lodge Roemead Road Priddy Cheddar BA5 3DB

The Chairman felt that the building was in prominent position and noted that there were no other buildings between the proposed location and Cheddar. Other councillors were less concerned about the positioning of the building but the majority agreed that wood would be a preferential material to metal. Cllr Thompson believed that the majority of the building would be screened hedging. She felt that wooden cladding might be an unjustifiable expense given that only gable end would be visible. The building had a low roof height and even the gable end might be screened by further tree planting.

At a vote, five in favour and one abstaining, councillors supported the application.

The Clerk was asked to add the following comment to the notification of support to Mendip District Council: that additional landscaping or planting to conceal the building be considered as a condition of approval.

- g) **2019/2165/FUL** Redevelopment of existing hay barn with associated landscaping. Home Farm Nordrach Lane Priddy Cheddar BS40 6LG

It was noted that there was a selection of building at the location which had been the subject of a number of planning applications in past years. Cllr Adams felt it was a good use of an existing building which would otherwise fall into disrepair.

Councillors voted unanimously to support the application.

The Clerk was asked to add the following comment to the notification of support to Mendip District Council: the scheme was considered and improvement to the area and an intelligent use of an existing building.

Planning Cases Decided

- h) The outcome of the following cases was noted:
 - 2018/2941/FUL** Retention of existing mobile home for use as an independent dwelling Rose Cottage Wells Road Priddy Cheddar Somerset BA5 3AU Approval with Conditions
 - 2019/0069/OTA** Land At 352192 149169 Deerleap Priddy Cheddar Somerset Application for Outline Planning Permission with some matters reserved for erection of an agricultural workers dwelling with details of access / appearance / landscaping / layout / scale Withdrawn
 - 2019/1336/TEL** Communication Station At Middle Ellick Farm Rains Batch Charterhouse Cheddar Somerset Application for prior notification of proposed development to install 4no. ground-based equipment cabinets Prior Approval is Required and Given

2019/1715/AGB Dale Farm Dale Lane Priddy Wells Somerset BA5 3BQ Application for prior notification of agricultural development for a proposed building Prior Approval Not Required

The Chairman adjourned the meeting, during which the applicants in respect of 2019/1715/AGB confirmed that planning permission was not required. The meeting then reconvened.

PPC19/130 **Clerk's Report**

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

The Clerk reported that he had received a reply from Customer Services at Bath and North East Somerset. This had confirmed that his enquiry had been forwarded to Traffic Management and that a response would be made.

b) **Bus Shelter**

The Chairman said that he would arrange for the materials to be ordered to allow the works on the bus shelter roof and noticeboards to be undertaken.

c) **Welcome Pack**

Cllr Andrews had contacted: The Monday Club, Priddy History Group, Bowles Group, Cricket Team, The Friendly Society, Priddy Folk Festival, Priddy Church, Priddy Singers, The Parent and Toddler Group, Priddy Orchestra Group, Priddy Oil Buying Group. The School and Hall were suggested for inclusion at the meeting. Each group or organisation had been asked if they would like to offer information such as: where and when it met, how to join and contact details.

The Clerk confirmed that the format of the pack would be individual A5 sheet for each organisation in an envelope or folder. This would allow for updating sheets or changing the contact of the pack with as little wastage as possible.

It was thought that it would be good to include a page of local amenities such as pubs, farm shop, camp sites, and Tuesday bus but not to seek specific contributions or pages from local businesses.

d) **Large Scale Ordnance Survey Map**

The Clerk had given the large scale Ordnance Survey map of the Parish to Cllr Thompson. Cllr Thompson said that she would delineate the Parish boundary on the map and then consult as to what items should be highlighted on the map.

PPC19/131 **Finance Committee**

a) **The minutes of the Finance Committee held on 17th July, 2019 were noted**

b) **It was resolved that Dark Lane be strimmed using monies vired from the budget set for works at Priddy Pool. It was noted that the Lane had already been strimmed and it was resolved that the monies be used to stim the Lane on 2020.**

The Clerk noted that the specification and tendering arrangements for mowing and strimming would need to be reviewed at the next Finance Committee meeting as the current contracts came to an end in 2019/

c) **The Clerk stated that the growth in front of the noticeboard had made not practical to post the notice about the removal of the noticeboard. Cllr Leach noted that the area around the noticeboard had now been strimmed and the Clerk undertook post the notice. It was resolved that steps be taken to adapt the Nordrach noticeboard and make arrangements for its re-siting at the Fountain, with provision of a smaller board if there was local demand at Nordrach**

PPC19/132 **Parish Council Matters**

a) **Planning Process**

A draft policy based on a National Association of Local Councils (NALC) policy had been circulated to Councillors. Cllr Thompson queried whether it was appropriate that equal weight should be given to all statements in relation to objections to an application as some might not be material considerations. The Chairman said that the aim of the policy was ensure that all arguments, for and against had a hearing and only rejected when the fact that they were not material had been established in debate. Cllr Thompson asked that the list of considerations be included from the National Planning Portal (as opposed to that from NALC) but that it should be noted that this was not an exhaustive list.

The Chairman agreed to present a further draft for consideration at the October meeting of the Council.

It was agreed that a link to the CPRE Planning Document be put on the Parish website.

b) **Community Led Housing**

An informal meeting had been held with Cllr Killen before the Council meeting. During the course of the meeting it had become clear that the first step was to establish if there was community interest and support for a housing initiative.

To this end it was resolved to hold a Public Meeting at the Village Hall on Wednesday 13th November at 7:30pm

c) **Gritting and Salt**

Cllr Pullin had confirmed that the road gritting scheme as it had been in 2017 / 2018 would be reinstated. Confirmation as to bags of grit / salt for local gritting was awaited. Cllr Glass said that grit bins had been better than sacks being dumped on verges as these very quickly disappeared. An offer to collect bags of grit / salt was made by a member of the public.

d) **Green Infrastructure Initiatives**

Cllr Thompson stated that there was interest in such initiatives in the Parish. It was agreed that this be included as a topic at the public meeting on 13th November (see PPC19/132b above). Cllr Thompson would liaise with the newly appointed Climate Change and Ecology Officer at Mendip District Council to prepare some information to share with the meeting.

e) **Village Pools**

Cllr Dyke said that there had not been an opportunity for her to view the tree stump which it had been suggested was put by Priddy Pool to deter owners of 4x4 vehicles driving through the Pool.

Cllr Leach noted that an ex-councillor was still working on clearing Townsend Pool. He was seeking help from the AONB but would welcome volunteers from the community. It was noted that the drain into the pond was marked for jetting (clearance).

f) **Priddy Folk Festival Grant**

It was noted that the Phone Box defibrillator had been used in the Queen Victoria In Car Park. The meeting was unanimous in agreeing that a grant should be sought from the Folk Festival for an additional Automatic External Defibrillator. A debate followed as to the location for the new defibrillator and to options as to acquisition. On balance it was felt most appropriate to buy the unit. Comments and suggestions were to be made to the Clerk who would obtain costings to allow a grant request to be agreed at the October meeting of the Council.

It was noted that the recent incident had provoked enquiries about training in the use of the AED and First Aid in general. The Chairman undertook to contact possible trainers and research the possibility of running a session at the Village Hall.

It was confirmed that the Phone Box Defib was checked and SWAST (South West Ambulance NHS Trust

g) **Defibrillator**

This topic had already been considered under PPC19/132f (above)

h) **World War Commemorative Tree Planting**

The Chairman reported that recent meeting of the Friendly Society had agreed outline plans for the commemoration of the e 75th Anniversary of VE Day on 8th May, 2020. These included an opening event, activities on the green and a 40s themed dance in the evening. As had already been agreed, it would be good to include the tree planting as part of the day's activities. The location for the planting was debated as was the inclusion of a bench and plaque stating the reason for the tree planning. Various locations such as the Top Green were discussed before it was agreed that the possibility of planting the trees on the area of glebe land next to St Lawrence's Church was agreed. Cllr Leach noted that the Parish Council would need to commit to maintaining the area in perpetuity. The Chairman undertook to produce a plan which could be discussed by the Parochial Church Council.

i) **Training**

The Clerk informed the meeting that the majority of the next Mendip Parish Forum (12th September at 6:30pm) would be dedicated to "An Introduction to Planning". A number of Councillors indicated they would attend the Forum.

PPC19/133

Financial

a) **Bank Reconciliation**

The reconciliation had been circulated to councillors and was signed by Cllr Glass

The following payments were authorised:

- b) Election Services £90.50 [Mendip District Council]
- c) Code of Conduct and Councillor Essential Training £165.00 [Somerset Association of Local Councils]
- d) Strimming of Village Green and other areas (including Townsend stones, litterbin and layby area) £230.00 [Major Maintenance]

PPC19/134

Matters of Report

a) **Route 60+**

The Clerk had circulated details of this highways safety presentation to Councillors. There was no interest in facilitating a session in Priddy.

b) **Parish Bulletin**

The Clerk asked councillors to note the Mendip District Council Parish Bulletin circulated to them by email.

c) **SWP – South West Waste Partnership Newsletter**

The Clerk asked councillors to note the newsletter circulated to them by email.

d) **Bin Emptying**

The Clerk reported that he had been contacted by the contractor responsible for emptying the bins. A key worker was off on sick leave and this had resulted in a delay in the bins being emptied. The Clerk had been asked to confirm the location of the bins. It was noted that the bin on the upper green was missing its lid and would need replacing.

e) **Implement Sale**

Cllr Dyke confirmed that this would be taking place on 21st September on the edge of the Green next to St Cuthbert's Farm.

There would also be a "Fun Dog Show" and although a Craft Fair had not been arranged a number of exhibitors, including the Harness Goat Society and vintage tractor and car owners, had indicated that they would be present on the day. A refreshment tent would be run by St Lawrence's Church and the ice cream van would attend. The offer of the field for parking had once more been made.

Cllr Dyke asked for help with distributing and displaying leaflets about the Implement Sale and Dog Show.

f) **Animal Blessing**

Cllr Glass informed the meeting that there would be an Animal Blessing service on the green on Sunday 22nd September at 11:00am. All were welcome to attend.

h) **Excessive Speed on B3135**

A parishioner had raised the topic of speeding vehicles between the Miners' Arms and Cheddar with Cllr Thompson. It was noted that this was not the only stretch of road where excessive speed was used. Cllr Thompson understood from Cllr Pullin that the police were to increase their attention to speeding in the Mendips.

i) **Pig Unit at Priddy Hill**

Cllr Thompson had been asked if there had been an increase in the size of the unit and where the slurry from the unit was being transported to or spread around the village. Cllr Dyke said that she felt that there had been less activity than in 2018. Cllr Leach noted that slurry lorries were leaving the village at the Hunter Lodge Inn rather than Pelting Drove.

j) **Pincross**

An approach had been made to Cllr Thompson about the Pin at Pincross and its condition. The Chairman said that he had noted a stray sycamore sapling in the area. The matter would be investigated and dealt with when the vegetation had died back.

k) **Verge Erosion**

It had been noted that roadways became wider when the Highways Authority had undertaken repairs. Concern about the erosion of verges had been expressed to Cllr Thompson. Concern was also expressed that a wider road encouraged greater speed by drivers. It was noted that the widening occurred when the ruts created by vehicles driving on the verge were filled. The kerbing on the Green at Manor Farm had been undertaken to prevent this from happening.

l) **Grass Gridding – Top Green**

It was felt that the gridding on the Top Green had been a success. It was agreed that the possibility of extending the gridding along the roadside be investigated.

m) **Events Committee**

It was noted that an Events Committee meeting was scheduled to be held on 18th September at the Hunters Lodge Inn. On the agenda would be arrangements for the Bonfire on the Green on 5th November.

n) **Parish Newsletter**

The Chairman noted that the Council had resolved to move from paper to electronic newsletters. He also noted that the requirements of GDPR / Data Protection Act 2018 had resulted in a very much reduced distribution list for the electronic communication. The Clerk reported that the paper newsletter produced and distributed earlier in the year had resulted in very few people signing-up for the electronic newsletter. The chairman asked if it would be appropriate to produce a paper newsletter which could include the public meeting on 13th November. It was felt better to include notice of the event in the PEW magazine.

o) **Bristol Plain Fingerpost**

It was noted that an instruction to refurbish and re-site the fingerpost had yet to be made to the contractor. The Chairman undertook to contact the contractor.

PPC19/115 **Date of Next Meeting:** Wednesday 2nd October, 2019

The meeting closed at 9:17pm

Signed(Chairman)

4th September, 2019