

Priddy Parish Council

COUNCIL MINUTES

An Extra-Ordinary Meeting of the Parish Council held on **Wednesday 27th May 2020**
at **7:30pm** by Zoom Virtual Platform

Present: Cllrs Alan Butcher (Chair), Mark Leach, Alan Adams, Lucy-Rose Andrews, Juanita Glass.

In attendance: William Newton Newey, Parish Clerk

PPC20/54 **Apologies for absence:** Cllrs Dyke and Thompson

PPC20/55 **Declarations of Interest:**

Cllr Leach declared an interest in item PPC20/63f as a Trustee of Priddy Folk Festival

Cllr Butcher declared an interest in item PPC20/064c as he was to receive the reimbursement of cost.

PPC20/56 **Public Forum**

One member of the public was present but did not wish to raise any matters.

PPC20/57 **Council Reports:**

a) **Somerset County Council.**

There was no report from Cllr Pullin.

b) **Mendip District Council.**

There was no report from Cllr Killen.

PPC20/58 **Police Report.**

There was no report from the Police.

PPC20/59 **Parish Paths Liaison Officer.**

No report had been received.

PPC20/60 **Acceptance of the Minutes of previous meetings:**

Minutes of the Parish Council meeting held on 4th March 2020 were agreed. It was confirmed that the Chairman would sign the minutes when available.

PPC20/61 **Planning**

a) **2020/0947/FUL** Conversion of redundant stone barn to residential unit.

Land At 352325 156141 Nordrach Lane Priddy Cheddar Somerset

It was noted that an application for this conversion had been previously submitted and withdrawn. The withdrawn application had been supported by the Council as a good use of a redundant agricultural building. It was also noted that the Mendip Hill AONB had objected to the proposed conversion and made reference to impact on dark skies.

As, when there had been consideration of the withdrawn application, councillors felt that this was a good use of a redundant agricultural building; Cllr Glass commented on the current poor condition of the building. Cllr Leach noted that there might be a lack of local amenities but felt that the conversion would provide valuable housing stock in a complex of dwellings.

It was resolved unanimously to support the application.

b) **2020/0948/FUL** Conversion of barn to residential dwelling house. The Hay Barn Home Farm Nordrach Lane Priddy Cheddar

It was noted that an application for this conversion had also been previously submitted and withdrawn. The Hay Barn was part of the same complex of buildings as application 2020/0947/FUL and councillors considered the response to this application should be the same as to that for the Stone Barn.

It was resolved unanimously to support the application.

c) **2020/0890/APP** Application for approval of details reserved by conditions 4 (bat roost boxes), 7 (external lighting) on planning consent 2015/2150/FUL (Appeal ref: APP/Q3305/W/16/3155532). - Barn To The North Of Stable Cottage Roemead Road Priddy BA5 3DB

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The application was noted.

- d) **2020/0966/VRC** Application to vary conditions 2 (Occupation) and 5 (External Alterations) on planning approval 2014/0829/FUL - Ubley Hill Farm House Ubley Drove Charterhouse Cheddar BS40 7XN

Given that the development had already taken place and the dwelling had been created, councillors felt that the variations were reasonable.

It was resolved unanimously to support the application.

Planning Cases Decided

- e) **2020/0635/HSE** Rear extension, alterations and refurbishment of existing dwelling. Gruffy Cottage The Batch Priddy Cheddar BA5 3BD

It was noted that the application had been approved by Mendip District Council.

- f) **2020/0618/HSE** Application to demolish barns B and C and extend barn A.

Higher Eastwater Farm East Water Lane Priddy Cheddar Wells Somerset BA5 3AX

It was noted that this application had been withdrawn for technical reasons related to the application.

PPC20/62 **Clerk's Report**

- a) **Access and trenches for Communications Cables and Equipment**

The Clerk confirmed that agreements for trenches and access to communications equipment on the Lower and Upper Green by Truespeed Communications Limited had been signed and returned.

The clerk had also contacted Truespeed about the condition of the verge at Nine Barrows triangle adjacent to the telecoms cabinet / turning chamber.

- b) **Asset Register**

The Clerk tabled the Asset Register and it was adopted with assets to £20,137.

It was noted that the Sylvester Speed metal bench was not in place and had been under repair for a number of years. The Bob Pitt wooden bench had also been removed as it was unsafe; the Chairman was storing the memorial plaque and the bench was to be replaced by Priddy Friends Society.

The subject of litter bins condemned and removed by Mendip District Council was raised and it was agreed that a future meeting should consider the purchase of further litter bins.

PPC20/63 **Parish Council Matters**

- a) **Priddy Pool**

Cllr Adams reported that the camera set up to monitor activity from 10:00pm to 6:00am at Priddy Pool had been activated only once and then by a squirrel. It was noted that large stones had been placed at the perimeter of the Pool to prevent inappropriate access by users of four by four vehicles.

Other locations where the camera might be used were discussed. These included Granny's Garden in Nine Barrows Lane thought it was noted that the landowner did not wish to take action even though the trees at that location had been damaged. Use on the Village Green, where there had also been damage by vehicles, was problematic as the camera could not be easily concealed.

Although a greater use of Durston Drove by pedestrians, cyclist and vehicles had observed, Cllr Glass believed that there had been less disturbance by four by four vehicles due the dry conditions. The Chairman concurred saying that the drier weather had produced harder surfaces which were less attractive drivers and more likely to damage vehicles.

It was agreed that the camera would be re-deployed when conditions were wetter and nights were darker and inappropriate activity by owners of four by four vehicles was likely to re-occur.

It was confirmed that notices would be posted stating that covert cameras were in use in the village to protect local amenities from abuse.

- b) **Granny's Garden and Nine Barrows Lane**

Cllr Leach said that he had noticed a considerable number of gas cannisters and

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take way food packaging in Nine Barrows Lane.

c) **Nine Barrows Triangle**

Damage had been caused to the triangle of grass by vehicles. Repairs had been undertaken by local residents who had rebuilt the triangle with earth. The Clerk was asked to write, on behalf of the Council, to thank the residents for their work to restore the Triangle.

d) **Council Insurance**

The Clerk had circulated the renewal documents received from the Council's brokers to Councillors. Cllr Leach asked if excess payments had always been required and the Clerk confirmed that this had been the case. The Chairman and Clerk noted that the Brokers had been helpful and efficient in dealing with claims and queries in the past. The Chairman also believed that the Pen Underwriting policy which the Brokers had recommended was suitable and good value for parish councils.

As in previously, there was a discount on annual premiums if the Council entered into a three-year agreement, the premium being reduced from £459.08 per annum to £436.13

It was resolved to enter into three-year agreement for Insurance as recommended by the Council's insurance brokers.

e) **AGAR (Annual Governance and Accounts Return)**

The Clerk had circulated the completed Accounts and Governance sections of the return to Councillors. The Exemption Certificate showed income of £11,247 and expenditure of £10,154 in the financial year 2019 to 2020. This was below the threshold of £25,000 of income or expenditure which would require a review by the external auditor.

It was resolved that the Exemption Certificate be signed.

f) **Priddy Folk Festival**

Letters from the Folk Festival stating that the Festival had been cancelled in 2020 and that no grants would be made in 2020 were noted.

The proposed dates for the Folk Festival in 2021 had also been published.

It was resolved to agree to the use of the Village Green for the Festival to be held between 9th and 11th July 2021.

PPC20/64 **Financial:**

a) To receive a bank reconciliation.

The Clerk explained there was no reconciliation as the bank statements relating to April / May had not yet been received.

To authorise the following payments

b) Payment of Insurance Premium [Came and Company, Brokers] (£436.13)

c) Reimbursement of surveillance camera cost [AJ Butcher] (£47.99)

d) Clerk's Expenses October 2019 to April 2020 [WD Newton Newey] (£150.93)

e) Annual subscription to Parish Online [Geoxsphere Ltd] (£90.00)

The sums and payees having been agreed, the Clerk would raise cheques and submit them for signature.

PPC20/65 **Matters of Report**

a) **Personnel Committee**

This had been deferred due to the Clerk's illness. It was agreed that the Committee (Cllrs Butcher, Leach and Adams) would meet with the Clerk for his next appraisal in December 2020

b) **Land at Nine Barrows Lane**

A parcel of land had been advertised for sale at Nine Barrows Lane, adjacent to Priddy Pool, and it had been suggested that the Council might acquire the land as an investment or a potential site for affordable housing. The auction bid was considered quite high but it was thought this related to the fact that it had approval for use for equestrian purposes. It was noted that access to the site was restricted to one field gate at the western end of the site as there was a strip of land between the paddock and Nine Barrows Lane which was not included in the sale and that this would adversely affect any plans for affordable housing. It was noted that there was an uplift clause in the particulars of sale, which would require payment of 25% of any increased value in the land due to change of use for 25 years.

The cost of bidding was also considered, which included the appointment of a solicitor to act on the Council's behalf and a refundable bidding fee of £750.

It was felt inappropriate to use time and money to pursue the purchase of the parcel of land.

The principle of acquiring land, as an investment, to increase amenity or to provide affordable housing, did receive support from the meeting.

PPC20/66 **Date of Next Meeting:** Wednesday 1st July 2020

This meeting would also be held virtually on the Zoom platform

The meeting closed at 8:28pm.

William Newton Newey, Parish Clerk
28th May 2020