

STOKE ST. GREGORY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 9th July 2018

in the Meeting Room, Williams Hall

Present Nick Sloan (Chairman), Graham Glead (Vice Chairman), Glynn Banks (arrives later), David House, Peter House, Sara Sollis, David Fothergill (County Councillor), Phil Stone (District Councillor).

In Attendance - Becky Goodchild and 10 members of the public (incl. 1 arriving later).

Public Question Time - Members of the public were present for the presentations and item 4-Planning.

Apologies for absence - Ann Finn, John Hembrow, Heather Venn.

47. Declarations of Interest and dispensations - NS advised of an interest in item 18-Financial (Cheque 1004 payable to N Sloan).

48. Minutes of previous meeting - The minutes of the Parish Council meeting held on Monday 11th June were agreed by all to be accurate, and were signed by the Chairman.

(1 member of the public arrives)

49. Presentation of preliminary plans for development on the allotments field - A representative of West of England Developments presented plans for development on the land adjoining Church Close and the allotments. The PC was shown 3 possible road layouts.

(GB arrives)

A draft poster advertising a proposed public consultation session, and a draft public questionnaire were provided to the PC for comment. West of England Developments believe that while there is currently no allocation of land by TDBC for housing development in Stoke St Gregory, this could change if enough parishioners want it to. The PC was advised that should development take place funding would be provided by the development company to pay for a new pavilion (or similar project) as has been the case in other villages that they have developed in Devon and Somerset. The allotments site would be given as freehold to the PC. The current proposal from the developer is for 4 x 1 bedroom, 4 x 2 bedroom, 2 x 3 bedroom, 2 x 2 bedroom bungalows (constituting 41.3% of the site, and this would be affordable housing). The remaining area would consist of 5 bungalows and the rest houses. A consultation with the public is proposed to be held in the Williams Hall in September when fewer families are likely to be away on holiday. A representative of South Western Housing Society will be present.

(PS and 2 members of the public leave)

50. Mark Elliott of Gigaclear to share information about their plans for building a full fibre broadband network in this area, and to take questions from councillors - Gigaclear intends to extend their network to North Curry and Stoke St Gregory with a proposed build date of first quarter 2019. Gigaclear is contracted to Connecting Devon and Somerset (CDS) for phase 2 of the nationally subsidised broadband roll out in this area. Mark advised that fibre would be laid under the carriageway, verges and hedges bringing connection to 408 properties in the parish. He was unable to confirm at this point which roads would be included.

(PS arrives, 2 members of the public leave)

51. Planning

36/18/11 Little Orchard – TDBC: Conditional approval 12-6-2018

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36/18/0019 Huntham Farm – Erection of a steel framed agricultural building (Phase 2) for the housing of livestock.

The PC agreed to make the following response: We support this application provided that it is adequately screened by trees since the site is very visible from West Sedgemoor.

36/18/0021 & 36/18/0022/LB Jessamine House, Church Road – Construction of garden wall, gates, summer house and greenhouse, erection of fence and composting area and alteration to pond shape.

The PC agreed to make the following response: We support this application because it will have no deleterious effect on surrounding properties.

(2 members of the public leave)

36/18/0020 Riverside Cottage, Curload – Erection of replacement garage/store and barbecue cabin.

Members of the public advised of their concerns that noise levels from holiday makers which have been a problem for some time will increase as a result of a barbecue shelter being built near to their boundary, and that of several other neighbours.

(1 member of the public arrives)

The applicant advised that stag and hen parties have been barred from renting the property and that rules, including an 11pm curfew on all outside activities, are made clear by the applicant in person to all arrivals. Neighbours acknowledged that noise levels have improved although still remain a significant issue.

The PC agreed to make the following response: Stoke St Gregory Parish Council opposes this application. We see no objection to the proposed shed in the yard beside the house, but we feel that the barbecue cabin has the potential to worsen a problem with noise that has been a recurring feature of this holiday let over several years. We appreciate that the present owners have gone some way to address the noise nuisance, but it is our view that the proposed barbecue cabin is likely to increase noise both in the summer, when guests would gather outside it on warm evenings, and in winter when it would encourage them to party in the garden rather than in the house.

(4 members of the public leave)

Proliferation of mobile homes - The PC is concerned that some mobile homes being used as residences on farms may not have been appropriately established in terms of planning permission and council tax. Following discussion of responses received from other Somerset councils outlining their actions in response to similar circumstances, the PC agreed to write to the Council Tax department advising of the properties in question.

Higher House Farm - Notification from Planning Enforcement was received advising that an Enforcement Notice will be served for the unauthorised change of use from a holiday let to a permanent residential dwelling.

52. Problem with eroded road edges - To be removed from agenda. SS advised of a perceived decrease in tractor speeds recently.

53. Reeves Feast - DH advised that Reeves Feast funds in the past have been used to support parents with more than 1 child with the cost of school trips. It was agreed that the head teacher should be made aware of Reeves Feast and this facility. DH also asked that Reeves Feast be put on future Annual Parish Meeting agendas.

54. Data protection: Privacy Notices and Policy - The clerk had previously circulated a draft privacy policy and two privacy notices (one general notice for the public and one for councillors and staff). It was agreed that these would be adopted and displayed on the village website.

55. Forward Strategy Group - NS advised that rumours that the plans for a community shop have been abandoned are not true. Plans are being adapted in the light of recent developments, and further announcements can be expected soon.

56. Footpaths

Footpath strimming

CB has been advised of the need to strim the footpath on the left from the entrance to the playing field.

The footpath behind Sturts Cottage is impassable.

Allotments gate - CB has the gate ready for installing.

(1 member of the public leaves)

57. Highways

White lines at the Willey Road / Griggs Hill bend - DF advised that this is on the list to be done.

Blocked drains in Huntham Lane - The PC is aware of the problems and solutions are actively being sought.

Replacement finger posts - NS advised that painting has been delayed due to the weather.

SID readings on Griggs Hill - The PC has been advised by SCC that recent SID readings demonstrate that speeds on Griggs Hill are not high enough for the site to be considered for SID usage. The site by the Willows and Wetlands Centre will be used instead.

58. Allotments - GG advised that a water supply has not yet been found.

59. Playing Field - A new fence has been erected around the play area, and a new bench installed.

60. Village website - A 6 month service has recently been carried out. An oil company has asked if it can advertise on the village website. It was agreed that no one company should be given preference over another. Group oil purchasing takes place in the village to obtain cheaper prices.

61. Flood - A meeting will take place in October

62. Consultations and surveys

Somerset Health and Well-being Board – Improving lives (Closes 17 Aug) - It was agreed that councillors would respond as individuals if desired.

GG to forward the consultation information to the Levellers group.

NALC Star Council Awards (Closes 17 Aug) - It was agreed that councillors would respond as individuals if desired.

SCC Chairman Awards nominations (Closes 31 Aug) - A parishioner was proposed and agreed by all.

SS to submit the nomination on behalf of the Parish Council.

The Local Government Boundary Commission – Consultation on draft

recommendations for Somerset West and Taunton (Closes 27 Aug) - To be discussed at the next meeting.

GG and PS to draft a proposed response for consideration at the next PC meeting.

PC responses to consultations - NS questioned whether all consultations received should be placed on the agenda. It was agreed that this would continue.

(DF and PS leave)

63. Police issues – None.

64. Financial Matters

Authorisation of cheques

1002 Rockwell Printers – Printing of newsletter (Summer issue)	£61.75
1003 G Wagen James – Strim and mow burial ground (May 2018)	£66.00
1004 N Sloan – Reimbursement for etch primer for the new fingerpost arms	£13.95
1005 Stoke St Gregory Allotments Association – Donation for cost of public liability insurance premium	£163.17
1006 R Goodchild – Reimbursement to clerk for attending SALC GDPR training session (2 hours plus mileage)	£31.80
1007 Somerset Association of Local Councils – Councillor training (responding to planning applications)	£30.00
1008 Teapot Creative Ltd – Support/maintenance of website	£84.00

Standing order

1-08-2018 R. Goodchild – Clerk's salary for July 2018	£317.63
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It was agreed that the above cheques be signed and payments be made.

Received - None

Other financial items:

Bank reconciliation to end of May 2018 - Checked by JH.

Online banking

PH to research for the next meeting.

65. Pending / Feedback from meetings:

Planning training - DH attended SALC training. Slides have been circulated.

Somerset Scientific Services - An email from SSS highlighting the importance of testing private water supplies was recently received by the PC. While some of the information supplied might be of interest to some, it was felt that this was primarily an advertisement.

There being no further business the meeting closed at 9:25pm.

The next meeting will be held on August 14th at 7.30pm in the Meeting Room at the Williams Hall. Please email any items for the agenda to the clerk and the Chairman by 31st July if possible.