

## STOKE ST. GREGORY PARISH COUNCIL

### Minutes of the Parish Council Meeting held on Monday 8<sup>th</sup> April 2019 in the Meeting Room, Williams Hall

**Present** , Nick Sloan (Chairman), Graham Glead (Vice Chairman), Glynn Banks (arrives later), Ann Finn, John Hembrow, David House, Peter House, Phil Stone (District Councillor), David Fothergill (County Councillor).

**In Attendance** – Becky Goodchild and 15 members of the public.

#### **Public question time**

**Proposed housing development** -The following concerns were raised for clarification: Boundary between Church Close properties and the new development – The PC previously agreed that this land will not be transferred to the PC but will be held and maintained by a management company.

A rumour that the new housing will back up to the Church Close housing is untrue. The boundary will be maintained.

The allotments land will be transferred to the PC.

**The Malt Barn planning application 36/19/0006** – Concerns raised later in the meeting.

*(1 member of public arrives)*

**Apologies for absence** – Sara Sollis and Heather Venn.

**225. Declarations of Interest and dispensations** – NS advised of an interest in item 17 (reimbursement for purchase of plug-in for website).

**226. Minutes of previous meeting** - The minutes of the Parish Council meeting held on Monday 11<sup>th</sup> March 2019 were agreed by all to be accurate, and were signed by the Chairman.

*(GB arrives)*

#### **227. Planning**

**36/19/0006 The Malt Barn, Meare Green Farm** – Change of use from residential to licensed wedding ceremony venue/meeting room with formation of access and track.

Members of the public were present to raise the following concerns:

Safety concerns with the entrance to the main car park being near the wedding room (eg safety of attendees/children, presence of farm vehicles).

Noise.

Increase in traffic.

'Mission creep', the possibility of marquees being erected and the subsequent noise.

The applicant advised that the room would be used for wedding ceremonies but would not be a wedding 'venue' for receptions. A marquee is not planned to be erected although legally this would be allowed.

Points raised by the PC:

Use of the barn could be competition for the village hall as a location for meetings and wedding receptions.

The proposed entrance is close to Huntham Lane and would make the junction with Meare Green more dangerous.

Use of 2 entrances by many people at the same time could be hazardous.

Following discussion 5 opposed the application and 2 abstained from voting. It was agreed that the statement submitted for the original application would be submitted again:

We oppose this application because we believe that if it became a popular venue for large parties it could have a seriously negative effect on the surrounding residential area, in terms of

both noise and traffic.

*(10 members of public leave)*

**36/19/0005 Matchams Farm, Curload** – Erection of an agricultural building for general purpose.

The following statement was agreed: We support this application because it will have no significant effect on surrounding properties.

*(2 members of public leave)*

**36/19/0002 Muddy Paws Cottage, Curload** – Replacement of rear conservatory with a single storey extension and erection of a two storey extension to the rear.

The following statement was agreed: We support this application because it will have no deleterious affect on anyone outside the property.

**36/19/0003 31 Church Close** – Erection of a single storey extension to the front.

The following statement was agreed: We support this application because it will have no deleterious affect on anyone outside the property.

**36/19/0007 31 Huntham Close** – Erection of a single storey extension to the front with conversion of garage into ancillary accommodation.

The following statement was agreed: We support this application because it will have no deleterious affect on anyone outside the property.

**36/19/0001/LE Swaynes, Meare Green** – Application for a certificate of lawful development for the existing change of use of the mobile home as a single dwelling.

The following statement was agreed: We believe that the mobile home in question has been in permanent use as a residence since the last temporary planning approval in 1994.

**36/19/0004/CM 2 The Square** – Notification for prior approval for proposed change of use of part of the ground floor of the building from retail (use class A1 and A2) to dwelling house.

The following statement was agreed: We fully support this application because while the village will miss the shop, which the applicants have run in a very dedicated manner since 2011, we understand that it has proved impossible to sell it as a going concern, and we see the best interests of the village as being served by a community shop in a different building.

**36/19/0008 Lower Huntham Farm, Huntham Road** – Erection of an agricultural building for the housing of livestock.

The PC discussed the large size of this building for which planning applications are being submitted in parts. This application is the second and is for the opposite end to that of the first application. Cattle would be moved from Westonzoyland to here, resulting in an increase in cattle in Stoke St Gregory, and reducing vehicle journeys to and from Westonzoyland. Screening of the building with trees was discussed.

The following statement was agreed: We support this application provided that it is adequately screened by trees since the site is very visible from West Sedgemoor. We also feel that thought should be given to excavating the site in order to lower the profile of the building within the landscape.

**228. Annual Parish Meeting** – This is to take place on 16<sup>th</sup> April at 7.30pm. NS advised that all candidates for district councillor have agreed to speak at the APM. GG advised that the allotments report would be a written report this year rather than verbal.

**Clerk to ask HV and GY to supply a written report on Reeves Feast for the APM.**

**229. Chair's Award for Service to the Community 2019 (Closes 7-5-2019)** – The PC agreed on a nomination.

SS to submit the nomination.

**230. Incoming clerk** – A new clerk will start at the beginning of May.

**231. Insurance renewal** – The PC agreed that no changes are needed to the current insured sums but that this will be reviewed over the next 12 months.

Clerk to inform insurer that no changes are necessary presently.

*(PS leaves)*

### **232. Footpaths**

**Stiles in need of repair** – Trevor Williams has logged broken stiles and a missing stile on footpaths between Huntham Lane and Windmill, and will next be checking the stiles on footpaths from Woodhill to the railway. DF to send NS guidance on responsibilities regarding maintenance of stiles. CB to feed back at next PC meeting.

*(CB leaves)*

### **233. Highways**

**Broken finger post** – The Huntham Lane finger post has broken into 3 pieces.

NS to look into cost of welding.

**'No through road' sign at Woodhill Terrace** – The PC was contacted by SCC and asked to consider the need to reinstate this sign and post which had been damaged. The sign has since been replaced.

**Blocking of railway** – An incident was recently reported to the PC in which a vehicle was trapped on the train tracks due to traffic ahead being blocked by tractors. Drivers are reminded never to drive onto the tracks unless they can see their exit is clear.

**Flooding at Woodhill Terrace** – This is an ongoing problem. Highways have visited and will return to address the problem.

**234. Allotments** – GG reported that cows had entered the allotments and broken the surrounding fence.

**235. Playing Field** – The AGM has recently taken place.

**236. The Heart of the Village** – GG advised that members of the group had visited Stockland today for guidance as they have experience in setting up a community pub.

### **237. Village website**

NS advised that he had bought a plug-in for the website (to be reimbursed).

**238. Broadband** – NS will be updating the village website with information about the delays and the voucher scheme.

**239. Flood** – Nothing to report.

### **240. Consultations and surveys**

**The National Audit Office consultation on the new Code of Audit Practice** (NALC response closes 30-4-2019, circulated 26-3-2019) – Deferred to next meeting.

*(DF and 1 member of public leave)*

**241. Police issues** – Nothing to report.

### **242. Financial Matters**

#### **Authorisation of payments**

Williams Hall Stoke St Gregory – Hire of Meeting Room for PC meetings

(Nov 2018 – Feb 2019)

£52.00

N. Sloan – Reimbursement for purchase of plug-in for the website

£7.35 304

R. Goodchild – Reimbursement for printer ink £14.99

**Standing order**

1-5-2019 R. Goodchild – Clerk's salary for April 2019 £325.38

It was agreed that the above payments be made.

**Received** - No receipts.

**Other financial items:**

**Bank reconciliation to end of February 2019** – Checked by PH.

**Online banking – Printing of bank statements** – It was agreed that monthly bank reconciliations would continue to be completed to the end of each month.

**Request for donation from the head teacher of SSG primary school** – The PC agreed to a one off donation of £3,400 for the renewal of the school's iPad contract.

**Contribution from the PCC towards maintenance of the Parish Clock** – The PCC has until now paid 25% of the cost of maintenance of the clock. Following discussion the PC agreed to to pay the full amount from now onwards.

**Amendment of Financial Regulations** – Following the change to online banking NS had circulated suggested amendments to the Financial Regulations. All agreed to the amendments.

**Somerset Wood** – The subject of possible contribution by the PC to the financial cost of maintaining the woods will be raised at the APM.

**243. Other items for discussion**

**Burial request** – A request for burial for a non-parishioner with no family ties to the village was considered. The PC agreed that the request would be accepted.

**New bench in the burial ground** – A member of the public has purchased a memorial bench for the burial ground.

NS to arrange placement of the bench.

**Vacancy for a parish councillor** – The co-option process will begin in May.

**Candidate expenses forms** – Outstanding forms to be completed and posted.

There being no further business the meeting closed at 9:50pm.

**The next meeting will be held on Monday 13th May 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 30th April if possible.**