

**STOKE ST. GREGORY PARISH COUNCIL**

**Minutes of the Parish Council Meeting held on Monday 12<sup>th</sup> August 2019  
in the Meeting Room, Williams Hall**

**Present** , Graham Gleed (Chairman), Sara Sollis (Vice-Chair), Nick Sloan, Ann Finn, Heather Venn, Peter House, David House, David Fothergill, (County Councillor) Sue Buller, (District Councillor)

**In Attendance** – Kelly de Silva and 8 members of the public

**Public Question time** – The following issues were raised:

A member of the public enquires about what information the parish council has received about the proposed 20 metre buffer zone behind Church Close as the residents have received no information. GG states that this is item No. 3 and will be discussed as such; GG will also bring the Co option forward in the meeting to the fourth item.

A member of the public wished to discuss the broadband, at their residence in Meare Green they only have 6-8 MB and extremely limited 3G coverage. Throughout the month they had experienced a total of 10 days with no telephone line or internet as the coverage is so insufficient.

NS says that within about 2 years Gigaclear should be able to offer a high speed fibre option. This was originally promised for 2019, but has been delayed for a number of reasons. The member of the public comments that the whole infrastructure is absurd with its level of reliability. NS agrees that BT has mishandled the provision of fibre. CDS (Connecting Devon and Somerset) has contacted Gigaclear to extend the network in this area, and it will happen eventually. Wireless broadband from Rural Broadband South West is proving a good alternative for many of those in the village without access to fibre and NS agreed to contact them to see if further relay points could be provided. Any other residents seeking better connections should contact NS, since more customers would provide a bigger incentive to RBS. GG adds that we are sympathetic but we are in the hands of BT and thers, however we will explore other options should they arise.

**Apologies for absence** – John Hembrow

**55. Declarations of Interest and dispensations** – Heather Venn - planning application 36/19/0020

**56. Minutes of previous meeting** - The minutes of the Parish Council meeting held on Monday 8<sup>th</sup> July 2019 were agreed by all to be accurate, and were signed by the Chairman.

**57. Planning**

**36/19/0013/CQ The Barn. The Willows, Curload, Stoke St Gregory** – SWTC decision of approval refusal 25/06/19

**36/19/0011 Dark Lane Farm. Dark Lane, Stoke St Gregory** – SWTC Conditional approval 08/07/19

**36/19/0018 Crossways Farm. Slough Lane, Stoke St Gregory** – Change of use of land from agricultural to domestic curtilage with formation of an orchard to be used in conjunction with dwellings approved under 36/18/0008CQ

PC comment agreed: we support this application as it enhances an area currently occupied by several agricultural buildings.

**36/19/0020 Frog Lane Barn. Frog Lane, Meare Green, Stoke St Gregory** – Variation of condition No2 (approved plans) of planning approval 36/16/0010 for replacement of extension with a single storey lean-to extension and the erection of a detached garage.

PC comment agreed: We support this application as it enhances the previously approved application 36/16/0010

**36/19/0023 The Recreation Ground. Stoke St Gregory** -Variation of condition No2 (approved plans)

of application 36/18/0047.

PC comment agreed: We fully support these amendments to the previously approved application 36/18/0047

**36/19/0021 Meare Green Farm. Frog Lane, Meare Green, Stoke St Gregory** – Variation of condition No8 (uses of buildings) of application 36/19/0006 to allow building to be used as a commercial meeting room.

PC comment agreed: we oppose this application on the same basis as our objection to the original application 36/19/0006 because we believe if it became a popular venue it could have a seriously negative effect on the surrounding residential area, in terms of traffic.

**36/19/0019 Willowdene. Windmill, Stoke St Gregory** – Replacement of barn with timber stables and construction of an access track, replacement of tennis court with sand school with replacement of fence and gateways and change of use from land from agricultural to equestrian with diversion of public right of way.

PC comment agreed: We support this application as it will enhance the area.

**36/19/0024 Harvest Cottage, Huntham Lane, Stoke St Gregory** – Erection of replacement single storey side and rear extension.

PC comment agreed: We support this application as it will have no negative impact on the surrounding properties.

*(2 members of the public leave.)*

**57.1 Mapping training 26-09-19 Edgar Hall Somerton** – Item not discussed.

#### **58. Transition Zone behind Church Close**

The PC wrote to the developer to obtain the formal position on the proposed 20m transition zone and clarify any informal communications. The response was as follows;

*“In reply to your e mail of 30<sup>th</sup> July with reference to the 20 metre buffer between the new development and the rear of the properties in Church Close it appears that not all of the residents would be keen to have this area of land conveyed to them without unanimity amongst the residents of Church Close we can not take this any further that being the case we would like to offer to the Parish Council a number of proposals which they may wish to discuss and decide at the next Parish Council meeting.*

*First of all we would like to offer the freehold of the allotments and any associated ground to the Parish Council for the fee of £1 plus any legal costs involved. Secondly we would like to offer the Parish Council the 20 meter buffer zone as described above to the Parish Council again for the fee of £1 plus we would offer the Parish Council a commuted sum of £15,000 for the future maintenance in perpetuity.*

*If the Parish Council do not wish to take ownership of the freehold of the buffer zone this will be eventually transferred into a site management company and will be maintained with any other community areas or facilities appertaining to the development at a cost to all of the residents within the new development.*

*I would also like to take this opportunity to give you formal notice of our intention to commence works on the new pavilion, car parking and access arrangements with construction equipment arriving on the 22 August ready for a start on the 26 August.”*

**MEETING CLOSED**

**MEETING OPEN**

DH expresses an interest in the PC acquiring the land and being maintained by the PC, HV states that a one off payment £15,000 is too low and questions why the village should pay for the maintenance of the buffer zone once the money runs out. PH asks what benefit the strip of land would have to the

parish, and if there is no benefit then why should the PC be responsible for it? NS states that there is still not enough information from the developer to make a decision, but if the PC were to acquire the land it should be done at the same time as the allotments to keep the cost of legal fees to a minimum.

SS questions the reliability of management companies that would be responsible for the maintenance of any other communal areas within the development.

DF advises that there may be another option, that the residents could possibly form their own management company for the buffer zone and apply for the £15,000 that had been earmarked for the PC to maintain the land.

It was agreed that there was still insufficient information from the developer for all involved and that it would be beneficial to invite the developer to the next PC meeting for further discussions.

**GG to draft a letter to AL for further information and to invite him to the September PC meeting.**

*(4 members of the public leave)*

### **59. Co Option for Parish Councilor**

There were 2 candidates for the vacancy, Kathryn Davidson and Janice Pearce.

KD was unable to attend to represent herself; GG reads her application statement as to why she would like to be a parish Councilor.

The statement of JP was also read and she added that she has been in the village for 36 years and wants to help preserve a safe, clean and quiet village environment. With 11 years teaching experience and 25 years in social work she would like to represent both the old and young in the village.

*(JP was asked to leave the room whilst a vote was held)*

*(JP asked was asked to return to the room)*

GG informs JP of the PC members decision and welcomes her onto the parish council and invites her to stay for the rest of the meeting. KdS issues JP with a declaration of acceptance of office form which is signed in council.

**GG to inform KD of the decision**

**KdS to send ROI and declaration of acceptance paperwork to the monitoring officer**

*(2 members of the public leave)*

### **60. Review of amended burial ground fees**

After a review GG had amended the fees to be more in line with those of the PCC. NS asks if the wording and positioning of the first line be changed due to its sensitivity. DH questions the wording of paragraph 1 of the regulations, HV states that it would be down to the discretion of the PC. GG proposed the amendments; HV seconded and all agreed.

**GG to circulate amended fees and regulations to the PC members before publishing**

### **61. Advisory speed limit on the Willey Road**

This was a suggestion from SS at the previous PC meeting. PH asks where would the limits be in place and how would they be defined. SS suggests the from the corner of Griggs Hill to the Village Square. DF advises that road markings are needed - zigzags and advisory speed limits are not police-able. SS states that at the moment people are driving 40 MPH down the Willey Road which is not safe with the playing fields, school and Willow Set preschool.

DF advises the PC members review the Traffic Choices Somerset document for further information. CIL money could be used if there was no Section 106 on the planning application for the pavilion.

**PC members to review traffic choices Somerset document.**

**GG to check the planning application for a section 106.**

AF mentions the work on the speed highlighting in North Curry and asks whether something could be

commissioned from Coates to signify the village gateway and speed limits.

GG to liaise with Coates to discuss previous gateway options.

## **62. Route 60+**

The PC was contacted about hosting a Route 60+ talk aimed at keeping older drivers safer on the roads for longer. DH adds this has been held in the past and was very successful. He and his wife had participated in the last one and both highly recommended it as worthwhile. NS asks did the PC pay for the hire or did the village hall host it for free? GG states the hall hosted it at no cost.

GG to speak to the village hall committee for availability.

KdS to e mail Steve Greenhalgh to confirm the support of the PC

## **63. Housing development**

AF enquires as to when the work will start on the development. GG suggests that they will start putting in the infrastructure after the maize has been harvested. The PC will ask for a definitive date from the developer at the next meeting.

## **64. Footpaths**

GG would like to commend whomever fixed the stile on Woodhill to Pound drove. Nothing else to report.

## **65. Highways**

NS now has the casting of the broken Huntham lane sign and will paint it and replace by the September PC meeting.

AF has reported the road defects on the Huntham Lane twice now, and as of yet there has been no mark up. HV adds that the pothole on the Huntham Lane is quite serious and a cyclist could come to grief. AF will contact highways.

AF has received no communication with regards to the cleaning and repairing on the signs for speed-watch. DF has sent this to Jo Sharpe and will chase up a response.

## **66. Allotments**

Nothing to report.

## **67. Playing Field**

SS reports that there has been an increase in dog mess on the playing field which is unacceptable. The cricket team will also be changing leagues.

## **68. The Heart of the Village**

SS reports that the share offer is now open. As predicted, it is a slow burner at the start, but there will be a leaflet drop, further communications through social media as well as coverage in the Gazette and radio Somerset. The banners will be moved to different locations for optimum coverage. On 02-09-19 there will be a drop in at the Village Hall where people can ask any questions they may have about the project and purchase shares. HV asks what is the current state of play, SS reports that so far they have raised £17,000 from 13 contributors, the Plunkett foundation say that this is a good start. NS suggests that at the September meeting the PC discuss either making a contribution or become a member of the HOTV.

NS suggests that the Clerk could enrol on a CiLCA course. KdS and the PC members agree.

KdS to add HOTV contribution to the agenda for the next meeting

KdS to contact SALC for training dates

## **69. Village Website**

Nothing to report.

## **70. Broadband**

This item was discussed in the public question time.

## **71. Consultations and Surveys**

**Consultation on draft of new licensing act 2003 statement of licensing policy** – the PC agreed not to respond to the survey.

**Consultation on draft of new gambling act 2005 statement of licensing principles** – the PC agreed not to respond to the survey.

**Somerset West and Taunton statement of community involvement** – KdS to circulate the document to JP and add the item to the next agenda – deadline 30-09-19

**May election survey NALC** – It was agreed that PC members would complete this survey independently.

## **72. Flood**

Nothing to report

## **73. Police**

Nothing to report

## **74. VE day celebrations**

It was agreed that the village should participate in some way. It will be added to the Autumn newsletter for ideas from the community.

*(DF and SB Leave)*

## **75. Financial**

### **Authorisation of payments**

Rockwell printers – printing of SSG newsletter Summer 2019	£63.00
Clerks expenses – black and colour ink cartridges for printer	£33.35
Dog Waste Bin installation	£414.00

### **Standing orders**

Clerks Salary for July 2019	£283.33
-----------------------------	---------

It was agreed that the above payments be made.

### **Other financial items**

**Bank reconciliation and quarterly accounts to June 2019** – The bank reconciliation check was completed by SS. The Clerk circulated the quarterly accounts to all PC members, there were no issues to discuss. GG thanked the Clerk for the well presented accounts and supporting documents.

## **76. Other Items for discussion**

**Citizens advice bureau AGM** – No attendance from the PC

**The chair annual civic service** – No attendance from the PC

**Clerks annual leave** – The Clerk will have very limited access to emails but will forward any that are deemed urgent.

### **Confidential Item**

There being no further business the meeting closed at 9:55 pm.

**The next meeting will be held on Monday 9<sup>th</sup> September 2019 at 7.30pm in the Meeting Room at the Williams Hall. Please email any items for the agenda to the Clerk ([ssgparishclerk@hotmail.co.uk](mailto:ssgparishclerk@hotmail.co.uk)) and the Chairman ([grahiamgleed@gmail.com](mailto:grahiamgleed@gmail.com)) by 1<sup>st</sup> September if possible.**