

STOKE ST. GREGORY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 14th October 2019 in the Williams Hall

Present – Graham Glead (Chairman), Sara Sollis (Vice-Chair), Nick Sloan, Ann Finn, Heather Venn, Peter House, John Hembrow, David Fothergill (County Councillor),

In Attendance – Kelly de Silva and 3 members of the public

Apologies for absence – David House, Janice Pearce, Phil Stone (District Councillor), Sue Buller (District Councillor), Claire Thackeray (SWTC Engagement lead)

Public question time –

One member of the public was present to observe item 107 - resurfacing of the tennis courts and two members of the public were present to observe items 104 – transition zone behind Church Close and 115 HOTV.

98. Declarations of Interest and dispensations

HV declared an interest in planning application 36/19/0015

JH declared an interest in planning applications 36/19/0025CQ and 36/19/0026CQ

GG declared an interest in item 114 as chairman of the HOTV project

99. Minutes of previous meeting - The minutes of the Parish Council meeting held on Monday 9th September 2019 were agreed by all to be accurate, and were signed by the Chairman.

100. Planning

36/19/0019 Willowdene, Windmill, Stoke St Gregory – Replacement of barn with timber stables and construction of access track, replacement of tennis court with sand school with replacement fence and gateways and change of use of land from agricultural to equestrian – DECISION OF CONDITIONAL APPROVAL 11-09-19

36/19/0020 Frog Lane Barn, Frog Lane, Meare Green, Stoke St Gregory – Variation on 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 – DECISION OF CONDITIONAL APPROVAL 11-09-19

36/19/0009 Lower Huntham Farm, Huntham Lane, Stoke St Gregory – Erection of agricultural building for the housing of livestock – DECISION OF REFUSAL 16-09-19

36/19/0010 Lower Huntham Farm, Huntham Lane, Stoke St Gregory – Erection of agricultural building for the housing of livestock – DECISION OF REFUSAL 16-09-19

36/19/0024 Harvest Cottage, Huntham Lane, Stoke St Gregory – Erection of replacement single storey side and rear extension and erection of a 2.6 metre high fence –

AMMENDMENT OF THE FENCE ON THE ORIGINAL APPLICATION WITHDRAWN

36/19/0027 Higher House Farm, Huntham, Stoke St Gregory – Variation of condition No3 (of application 36/07/0016) to modify the wording of the holiday let condition to make the holiday use more flexible

The PC agreed to no comment on this application.

36/19/0015 Laburnham House, Woodhill Road, Stoke St Gregory – Erection of replacement tool shed (retention of works already undertaken)

The PC agreed to no comment on this application.

36/19/0025CQ Huntham Farm, Stoke St Gregory – Prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and associated building operations

The PC agreed to support this application.

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The PC agreed to support this application

A parishioner had brought to the attention of HV that a new access had been created at The Cottage in Meare Green exiting onto Meare Green Road which had not been on the original planning application.

Clerk to add item to the next agenda.

101. Claire Thackeray – Engagement Lead – introducing the localities team from SWTC

Claire Thackeray sent apologies for her absence due to illness. Another meeting will be arranged in the future.

102. Unusual Odour reported

During the public question time of the September PC meeting it was reported that there were unusual odours in the village. The PC corresponded with Wessex Water who confirmed;

“We found that a piece of equipment at Meare Green treatment plant had failed. Repairs were quickly carried out and the pumps are now working correctly.” Wessex Water

There have been no reports since of any unusual odours in the village. GG has devised a short comment form that will be available at the village stores and on the village website should the matter arise again.

103. Route 60+ and WI meeting

There was little interest expressed to the PC to hold the course. The WI will be hosting a Route 60+ talk, and there are several Route 60+ courses happening within the county, details of which can be obtained from www.somersetroadsafety.org This item will be removed from the agenda, but could return again in the future if there should be more interest.

104. Transition zone behind Church Close

SS reported that all of the home-owners affected have received correspondences from the developer, AL. The developer is now expected to apply for a new planning application for the land to be acquired by the home-owners as curtilage, AL has agreed to build the boundary and each affected resident will receive their allocation of land. The current footpath will be allocated to the allotment association up to the hedge boundary. NS recommended that the residents comment their approval with SWTC planning when the new application is submitted.

105. School Improvements

The School Headteacher Liz Moorsom requested a meeting with GG, SB and a member of the governing board after a feasibility study was commissioned. This study found the premises to be inadequate in a significant number of ways, including statutory requirements, of a small school already at capacity.

(DF ARRIVES)

GG suggests that the connection between the feasibility study and the approval for the housing development appears never to have been made. DF states that the root cause of the disconnect would appear to be due to the fact a key person dealing with the matter went on long term sick leave. DF has requested that Faye Purbeck, Cabinet Minister for education to investigate the matters raised and respond accordingly. DF also states that there will be correspondences shortly. It was agreed to keep the item on the agenda.

Clerk to add the item onto the agenda for the next meeting

106. Proposed funding for the new pavilion

GG asks if the PC are prepared to allocate a proportion of that part of the CIL money due to the PC towards the funding part of the new pavilion project.

HV states that the PC should not have to allocate CIL money for works already undertaken.

HV adds that the CIL allocation has not been discussed previously. HV went on to express that she felt the PC were being held over a barrel since the works have already started.

JH states that it is a good use of CIL money as it cannot be allocated to the school and the parish requested a new pavilion. NS adds that there are limitations on what CIL money can be used for.

GG proposes that based on current costs the PC will allocate a portion of the anticipated CIL money to the new pavilion project, up to a maximum of £70,000.

All PC members agreed

107. Resurfacing of the tennis Courts

GG states there has been a request from the tennis club on the advice of the LTA for the PC to be a signatory on the purchase order for the £12000 contribution from AL, the developer of the houses. The tennis club rent the courts from the PFMC, with the PC being the custodian trustees of the playing fields. HV expresses concerns as to the reliability of the developer's contribution and asks if there is evidence of this. GG states he has written confirmation from the developer.

HV and SS refer to advice received from the tennis club on the procedure for such requests. It was agreed that the proposed transaction would meet all the requirements.

GG proposes that the PC be the signatory for the £12000 plus VAT and reclaim the monies back from the developer that he has committed, so that the work needed to resurface the tennis courts may start with immediate effect. The purchase order should be sent to the PC Clerk from SM to sign on behalf on the PC, paying the 25% of this portion immediately as deposit for the total cost of the work.

The PC agreed to making this transaction.

SM to send the purchase order to the Clerk to sign on behalf of the PC. Clerk to set up the payment of the 25% deposit with immediate effect, and return the signed purchase order to Courtstall. PC to recover £12000 promised contribution from AL.

108. 2020-21 Precept and Budget planning

Some members of the PC requested that the draft budget be circulated again by the clerk and the item added to the agenda for the next meeting.

Clerk to re-circulate the draft budget and add the item to the agenda for the next meeting

109. Remembrance day

SS states that the remembrance service will be held at the church this year. The Clerk informs the PC that a request for a donation has been made from The Royal British Legion poppy appeal co-ordinator. It was agreed by all to make a donation of £70.

A cheque for the amount was signed at the meeting by HV and PH. The clerk to send the cheque and obtain a receipt from the co ordinator.

110. Housing development

GG reports that the fence surrounding the site has been erected and an entrance has been put in place. There was nothing else to report at this time.

111. Footpaths

Nothing to report.

112. Highways

Willey Road advisory speed limit

GG reports that the Director of Economic and Community Infrastructure had acknowledged the request from the PC for an advisory speed limit on the Willey Road. At this time, the SCC are reviewing the approach and policies associated with improving highway safety outside of the county's schools, and at this stage were not able to confirm a precise timetable for the policy review, but it is a matter the SCC are actively pursuing.

AF reports that the road defects that were marked have yet to be fixed.

GG reported to highways the overgrowth of weeds and moss on the footpath at the bottom of Dark Lane that AF brought to the attention of the PC at the last meeting (minute 97) , yet only a very small section had been treated.

GG to contact highways to arrange all of the footpath to be cleared of weeds and moss.

113. Allotments

Nothing to report.

114. Playing Field

Nothing to report

115. The Heart of the Village

GG requests the possibility of a contribution from the PC towards the HOTV project under section 137. It was decided that more information was required and may not be feasible due to the large donations already made towards the survey for the royal oak, I Pads for the school and an SEN area for the school and willowset, totalling £5800.

GG to obtain more information.

SS reports the HOTV project has raised £103,000 from 125 contributors, which is great progress since the share offer was opened in August. The offer has now been extended until the end of November.

(2 members of the public leave)

116. Village Website

Nothing to report

117. Broadband

NS reports that CDS has announced it had cancelled the contract with Gigaclear. RBS need at least 10 customers to make supplying a mast at Meare Green viable. NS has included an update of the current situation on the village website.

118. Flood

Nothing to report.

119. VE day celebrations

SS reports she is working hard towards setting up a committee but it will not meet until January. It was requested the item be removed from the agenda until then.

120. Consultations and Surveys

Electrical vehicle community charge point fund application

GG to forward the correspondence he has received, item to be deferred until the next meeting.

The ministry of housing, communities & local government joint consultation with the department for culture, media & sport on extending mobile provision in rural areas – The PC agreed not to respond.

Partner Survey from the citizens advice Taunton – The PC answered the questionnaire collectively.

Clerk to send the response to CA-T

Environment agency survey about watercourse maintenance – Due to the link the survey had been sent on, it could only be opened by the one IP address, that being the PC laptop held by the Clerk. It was agreed that HV and PH would convene with the clerk to respond to the survey before the deadline.

121. Police

AF reports that there will be a new PCSO that will be arranging a meeting to deliver the speed watch kit. There has been interest from a resident in Curload to also participate with the scheme. It was noted that there had recently been more of a police presence in the village.

122. Financial

Authorisation of payments

G Wagen James – Strim/ Mow burial ground invoice 2072 July 2019	£33.00
Clerks expenses – 64GB USB stick to back up the PC laptop	£11.52
British Legion Donation (item 109) cheque 1034 receipt to be obtained	£70.00

Standing Orders

K de Silva – Clerks salary for September 2019	£283.33
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Received

SWTC final instalment of the precept	£7031.00
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It was agreed unanimously that all the above payments be paid.

Other financial items

Bank reconciliation to the end of August checked and completed by GG.

The Clerk requests that bank reconciliations are brought up to date as there is no need to wait for paper statements with on line banking.

The members of the PC agreed.

123. Other Items for discussion

Dates to be confirmed for the PC meetings next year and the village hall booked – The PC agreed to the dates circulated.

Clerk to book the hall for 2020 PC meetings

SALC AGM – The Clerk will endeavour to attend.

West area meeting 17-10-19 – No PC attendance

Write PC report

There being no further business the meeting was closed at 9.35pm

The next meeting will be held on Monday 11th November 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) and the chairman (grahiamgleed@gmail.com) by 1st November if possible.

