

MINUTES OF MONTACUTE PARISH COUNCIL
MONTHLY MEETING HELD ON
MONDAY 19TH OCTOBER 2020 VIA ZOOM APP



20/076/a PRESENT:

Members: Mrs C Saint (Chairman), Mrs A Gihon (Vice Chairman), Mrs J Folkard, Mr R Folkard, Mr R Littlefield, Mrs M Mansi, Mr D Warry

Others: Mrs S Moore (Clerk), Mr Tony Capozzoli (District Councillor), and 1 member of the public

20/076/b APOLOGIES:

Mrs M Wilson and Mr C Hull (District Councillor)

20/077 DECLARATIONS OF INTEREST:

Cllr Gihon declared an interest in matters relating to the Sheep Wash, Triangle Trust, and the Village Hall

Cllr Littlefield declared an interest in matters relating to the Village Hall

Cllr Mansi declared an interest in matters relating to the Village Hall

Cllr Saint declared an interest in matters relating to the Village Hall

20/078 CO-OPTION:

Cllr Saint welcomed Mr Jonathan Davies to the meeting and nominated him to be co-opted onto the parish council. It was RESOLVED to co-opt Mr Davies onto the council.

As the meeting was being held remotely, the Clerk and Mr Davies arranged a meeting to sign the Declaration of Acceptance and to go through any relevant paperwork. **Action Clerk**

20/079 PUBLIC SESSION:

No reports given

20/080 DISTRICT & COUNTY COUNCILLORS:

20/080/a Cllr Capozzoli

Cllr Capozzoli gave an update on the travellers camped in Station Road and mentioned that Tintinhull Parish Council had also raised concerns. The Clerk mentioned that she had emailed Tintinhull's Clerk but had received no response.

Cllr Saint said that as the travellers had been in situ for so long it raises concerns over the ownership of the land. There were also concerns that as there is no proper toileting/washing facilities what was happening with the waste. Cllr Capozzoli said that this was a matter for the Environment Agency and pressure needs to be applied to Somerset County Council to sort this situation out.

Cllr Capozzoli explained the government have published a consultation document 'Changes to the Current Planning System' and a planning white paper 'Planning for the Future'. Both consultations propose radical changes to the planning system. Part of these changes include:

- removing parish council and resident consultation in key planning applications;
- raising the small site threshold so developers do not need to contribute to affordable housing;
- proposes to set aside 25% of affordable housing for provision as First Homes sold at discount to market price for first time buyers. These houses will be subject to a price cap of £250,000 and will be exempt from CIL which means no CIL payment would be paid towards community services; and
- removing the need for a 5-year land supply.

A discussion was held, and it was agreed that the Planning Working Group will provide a response to these consultations on behalf of the Parish Council. **Action Planning Working Group**

Cllr Saint said there had been no news regarding the planning application at Mason Lane despite emailing the planning officer.

20/080/b Cllr Keating:

Cllr Keating's report had been circulated to councillors.

20/081 MINUTES OF PREVIOUS MEETING:

It was RESOLVED to approve and sign the Minutes of the previous meeting.

20/082 MATTERS ARISING FROM MINUTES:

20/082/a Review of Actions List

- Highways Line Marking: Highways have agreed to revert to the agreed amount of lining for Back Lane.
- Various Highway Issues: This item is still ongoing
Cllr Saint said she had spoken to the proprietors of Stax about erecting a sign asking the public not to park on the hatched lines. Unfortunately, the proprietor thought it would be better for the 'no parking' to be painted on the road. The Clerk mentioned that this would need to be a separate request and would not be included in this current batch of line marking.

(Cllr Capozzoli left the meeting)

- Mobile Phone Mast: This item is still ongoing **Action Cllr Wilson**
- Parking on the Grass Verge in Yeovil Road: This item is still ongoing. **Action Cllr Wilson**
- S.I.D. Hire and Locations: The Clerk said a location report and map has been sent to the Traffic Management team at Somerset County Council. SCC have responded by saying that S.I.D.'s must be installed on a relatively straight road and not on private land, lamp posts, telegraph poles or any other non-highways posts. The Clerk said this causes a problem in Middle Street as the only available posts are lamp posts. SCC have stated that new posts can be installed subject to adequate pavement width and would cost the parish council in excess of £200. The Clerk said that SCC require photographic evidence of the posts that the parish council would like to put the S.I.D.s on and to resubmit the location report.
The Clerk said she had received some prices from ElanCity for the various styles of Evolis S.I.D. It was RESOLVED to purchase a solar S.I.D. subject to further investigation.

Action Clerk

- Fingerpost in Middle Street: Cllr Saint explained that the pole from the fingerpost had been stolen from inside the churchyard so the lengthsman was unable to reinstall the sign. Another pole is being sourced and the sign will be reinstalled eventually. **Action Clerk**
- Security Gate to Recreation Ground: Cllr Littlefield said a proposal has been put forward to alter the security gate but the height of the outer posts is still too high for what is required. **Action Cllr Littlefield**
- Blocked Footpath between Montacute and Tintinhull – Cllr Saint said she has been unable to ascertain from the resident which footpath is blocked. It was agreed to contact the clerk at Tintinhull. **Action Clerk**
- Sponsor a Planter: Cllr Saint said the village magazine team has offered to sponsor all the planters for the village; one at either end of the village and four for the allotment site.

(Cllr Gihon left the meeting due to loss of connection)

Cllr Saint asked whether the parish council needed permission from Highways before placing the planters by the village stones. The Clerk said as it is Highways land then permission would be needed.

Action Cllr Saint

- Policeman Cut Out: The Clerk said she had not written to the resident as requested because the police have already been in touch with them to remove it. The resident is allowed to put it on their private property but not on the public highway.

(Cllr Gihon re-joined the meeting)

- Planning White Paper Consultation: Cllrs Gihon and Mansi will compile a suitable response on behalf of the parish council. **Action Cllrs Gihon & Mansi**

20/083 SPORTS & LEISURE:

20/083/a Play Area & Recreation Ground:

A report had been circulated to all councillors.

i. S106 Funding

The Clerk said that she and Cllr Saint met with the SSDC Community Funding Officer to discuss the possibility of s.106 funding for the pavilion, and there is £8,642 for changing rooms and £30,204 for community halls available. A meeting was held between members of the Village Hall committee and members of the Parish to discuss sharing the community hall contribution and it was proposed to split the amount equally between the two organisations. As this is of

benefit to the community it was agreed that this was a fair way of dividing the funding. The Clerk said that it would need to be agreed by SSDC once both organisations had applied. The Clerk also said that once the planning application is in place and the new National Trust lease is sorted out, the funding can be able to apply for.

The Clerk said it was also mentioned at the meeting with SSDC, the parish council could also be eligible for a community grant towards both the legal fees and the pavilion.

ii. Play Area

The Clerk said the play inspection report had been received. The overall report was good with all items marked as either 'very low risk' or 'low risk'. However, the Clerk advised that some of the low risk items are monitored.

Cllr Saint asked Cllr Davies if he would like to manage the play area inspections. Cllr Davies agreed to this and said that he would be putting an action plan in place.

iii. Recreation Ground

No report given.

20/083/b Recreation Ground Pavilion Project:

The Clerk said the information had been passed on the architect, Alistair Dalziel, and he has advised on what will be required for the new planning application. The architect has given an approximate price of £500 for the new plans. It was RESOLVED to proceed with the plans from Alistair Dalziel, and Cllr Littlefield agreed to liaise with him. **Action Cllr Littlefield**

The Clerk said she had been advised to withdraw the original planning application then additional fees will not be required on the new application.

20/083/c Any Other Issues:

Nothing reported

20/084 VILLAGE ENVIRONMENT:

20/084/a Allotments:

A report was circulated to councillors.

Cllr Gihon said in order to improve the access to the inner track inside the allotments she would like to propose hiring a mini digger for a weekend in order to remove years of rubbish and flatten out several areas which cannot be done by hand. Cllr Gihon said the digger would cost £196.50 plus fuel from Yeovil Plant Hire. It was RESOLVED to hire the digger. **Action Cllr Gihon**

20/084/b Crime & Anti-Social Behaviour:

The Clerk said she received a report from the police that opportunist thieves are still touring the area looking for unlocked or poorly secured sheds and garages. The thieves are taking power tools, chain saws, mowers and similar items. There is still an ongoing spate of van break and building site breaks targeting workman's tools and materials. Anti-social behaviour and criminal damage on the rise and there has been a recent dwelling burglary in the area.

20/084/c Footpaths:

No report.

20/084/d Ground Maintenance:

No report

20/084/e Highways & Transport:

The Clerk said there is a temporary road closure in Ham Hill Road, Stoke sub Hamdon between 29th October and 2nd November to enable Wales and West Utilities to carry out works.

20/084/f National Trust:

Cllr J Folkard said the National Trust will be dealing with the overhanging branches in Back Lane in the next couple of weeks. The National Trust have confirmed the stream near the footpath in Station Road (Welham's Brook) is not on their land, so they are unable to assist with the traveller issue. The team have started work in the orchard in Lower Town and they have also been cutting down bracken and brambles and cutting up fallen trees on St Michael's Hill. There will be no park run this year due to Covid-19 and the house is now open without online ticket booking.

Cllr J Folkard said members of the parish council have been invited to view the National Trust's project at Welham Brook on 30th October.

Cllr Gihon asked if the National Trust could clear the area by the bridge in Lower Town so that the water can flow properly.

Cllr Littlefield asked if there is any update on Mulberry House in Wash Lane. Cllr J Folkard said as the property is leased and as the lessee has passed away it is in the hands of the solicitors.

Cllr Saint asked if the Trust could cut back the bushes in Back Lane near Myrtle Tree Farm as they are overhanging the road which is causing damage to vehicles. **Action Cllr J Folkard**

The Clerks said the Deed of Surrender, the new lease and Statutory Declaration had been received and there does not appear to be anything untoward with the Deed of Surrender. The Clerk said it had not yet been signed as she had a query with some wording the new lease which needed to be amended before it was signed. **Action Clerk**

20/084/g Street Lighting:

Cllr J Folkard said there nothing to report.

20/084/h Triangle Trust:

Cllr Warry said there had been no requests from the surgery for equipment. The Triangle Trust are hoping to hold a meeting at the end of October. Cllr Warry said due to the coronavirus there will be no Christmas Bazaar this year but this subject to government guidelines. Cllr Warry said he will provide an update at the next meeting.

20/084/i Any Other Issues:

No report

20/085 MEMBERS' & CLERK'S REPORTS

Cllr Saint said the new play equipment was now installed and she had received some extremely positive feedback from parents and children.

Cllr Saint proposed purchasing some spring bulbs as the council still have £100 ring-fenced for this.

Cllr Saint said the Remembrance Service will be outside the church, weather permitting.

Cllr Saint said some residents have complained about cars parking opposite their driveway in Middle Street and they have asked if the lines near Wash Lane could be extended. Cllr Gihon mentioned that the visibility was poor for cars coming out of Wash Lane due to the parked cars. It was agreed for the Clerk to contact Highways. **Action Clerk**

Cllr Saint said she was concerned that the County Councillor has not attended any parish council meetings recently and there has been no contact from him apart from some monthly reports.

Cllr Saint mentioned that there is a piece of land at the bottom of the allotments which is fenced off. The fencing is damaged, so the council need to ascertain ownership. It was suggested contacting Highways as they purchased the land the other side of the trees for the slip road. The Clerk said she would look at the parish records to see whether it is noted. **Action Clerk**

The Clerk pass on some information to councillors regarding the revised roll-out timetable for the Recycle More collection service from Somerset Waste Partnership. It was agreed to put this information in the village magazine. **Action Clerk**

The Clerk had passed on some information to councillors from Cllr Hull regarding the Stronger Somerset proposals.

Cllr J Folkard mentioned that the height of the hedge at the front of the recreation ground needed cutting back. It was agreed to ask either the groundsman or the lengthsman to cut it back. **Action Clerk**

The Clerk asked when the Christmas tree was required as she needed to notify the supplier. It was agreed that the tree would be put up in the Borough around the 11th/12th December.

20/086 FINANCE:

20/086/a Matters to Report

i. **Monthly Bank Reconciliations**

The Clerk gave the monthly bank reconciliation as at 30th September 2020:

Current Account	£ 250.00
Business Reserve Account	£48,452.96
Pavilion Reserve Account	<u>£21,262.88</u>
Total	£70,055.84
Less Outstanding Cheques	<u>£ 3,455.76</u>
Total as Cash Book	£66,600.08

Ring-Fenced Amounts

Sports Pavilion	£33,778.83
Play Equipment	£ 0.00
Allotment New Plot Deposits	£ 150.00

Allotment Gate Key Deposits	£	350.00
Defibrillator Accessories	£	186.50
Spring Bulbs	£	100.00
Total		£34,565.33

Budget Working Capital £32,034.75

ii. Quarterly Budget Comparison

The Budget Comparison report had been circulated to councillors. This budget report covers the first six months of the financial year. Parish Council spending during this period was on budget.

iii. Bank Account and Online Banking

The Clerk reported that she was unable to set up the new online banking with Lloyds bank as they were not taking on any new online business accounts due to Covid-19. Therefore, with the agreement of Cllr Saint, she contacted NatWest. NatWest confirmed that more signatories could be added to the account so the additional signatories will be the Clerk and Cllrs Gihon and Littlefield. Once NatWest have confirmed that the signatories have been updated the online account can be created.

iv. S.106 Payments

The capital payment of £5,610 has now gone into the account and the Clerk has received the remittance for the maintenance payment of £3,240. The maintenance payment will need to be ring-fenced for any future repairs to the new equipment that has just been installed.

20/086/b Cheques for Signature

Sarah Moore	Back Pay & September Expenses	£	262.54	Chq 1642
Evis Ground Maintenance	Grass Cutting – September	£	388.88	Chq 1643
The Play Inspection Company	Post Installation Inspection	£	360.00	Chq 1644
Mr N Harper	Return of Key Deposit	£	10.00	Chq 1645
Mr B Mayes	Return of Key Deposit	£	10.00	Chq 1646
	Total	£	1,127.42	

It was RESOLVED to approve the payments.

20/086/c Other

i. Donation to the Royal British Legion

Cllr Saint asked if a donation for the Royal British Legion could be paid at this meeting. It was RESOLVED to make a payment of £35.

Local Government Act 1972 s.137

The Royal British Legion	Donation to Poppy Appeal	£	35.00	Chq 1647
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ii. Budget Meeting

It was agreed for the Finance Working Group to hold the budget meeting on 5th November at the Kings Arms or by Zoom if there are any changes to government guidelines.

20/087 **PLANNING:**

20/087/a Planning Information

No report

20/087/b Parish Planning Working Party Feedback on Applications:

20/02854/TPO – application to carry out tree surgery works to no. 1 tree as shown within SSDC (MONT 1) 1994 Tree Preservation Order – 43 Bishopston, Montacute TA15 6UX - Awaiting Decision. The Parish Council are not required to comment on TCA applications

20/02301/HOU & 20/02302/LBC– retention of single storey rear extension. Internal and external alterations to dwelling to include replacement of kitchen window and installation of new French door and new window to rear elevation of the dwelling and alterations to rear ground floor toilet cubicle – 23 The Borough, Montacute TA15 6XB – Awaiting decision

20/087/c Planning Decisions and Reports

i. Decisions

20/00202/HOU – The installation of 3 no. rooflights and a new ground floor window to rear of dwelling house – Farrier Cottage, 2 Batemore Barn, Montacute TA15 6XN – approved

ii. Reports

20/00991/OUT – Outline application with all matters reserved save for access for the residential development of land for up to 30 no. dwellings – Land at Mason Lane, Montacute – Awaiting Decision. Historic England have again objected to this application on heritage grounds in respect of St Michaels Hill. The Conservation Officer concurs with Historic England and also objects to this application. The National Trust strongly disagree with the developer’s conclusion that the proposed development would result in “no harm” to the setting of important heritage assets, and that any change would be “localised and minor”.

Cllr Saint said she has continued to monitor the planning application for Mason Lane, and she has contacted the planning officer. An extension had been given until the 7th October and the planning officer has said she would notify Cllr Saint of any changes.

20/02559/TCA – Notification of intent to carry out tree surgery works to no. 1 tree within a Conservation Area – 39 Bishopston, Montacute TA15 6UX - Awaiting Decision. The Parish Council are not required to comment on TCA applications

20/088 GOVERNANCE:

Nothing to report

20/089 CORRESPONDENCE:

None.

20/090 ITEMS FOR FUTURE AGENDAS:

None.

20/091 DATE OF NEXT PARISH COUNCIL MEETING:

There being no further business the meeting was closed at 10.01pm. The next parish council meeting will be held remotely via the Zoom app at 7pm on Monday, 16th November 2020.