

MINUTES OF MONTACUTE PARISH COUNCIL
MONTHLY MEETING HELD ON
MONDAY 18TH JULY 2016 IN THE BAPTIST CHAPEL HALL

16/097/a PRESENT:

Members: Mr V Baker (Chairman), Mrs C. Saint (Vice Chairman), Mr D Warry, Mrs A Jewell-Harrison, Mrs J Folkard, Mr M Sampson, and Mr H Marsh

Others: Mrs S Moore (Clerk), Mrs J Roundell Greene (District Councillor) and 1 member of the public

16/097/b APOLOGIES:

Mr M Fysh (County Councillor)

15/098 DECLARATION OF INTEREST:

None declared.

16/099 PUBLIC SESSION:

Cllr Roundell Greene reported that the district no longer had a five year land supply and they needed to secure another 20%. However, this does not mean a 'free for all' on planning and SSDC are able to turn down any inappropriate planning applications.

Cllr Roundell Greene said that the Government are promoting devolution and would like Yeovil to have a mayor but SSDC are not keen on this idea as they may lose out on projects. Cllr Roundell Greene mentioned the recent village meeting and the comments raised about the work that needed to be done in the village and that she had contacted Highways. The Clerk commented that she and the councillors had already met in June prior to this meeting and was waiting for a site visit from the Highways team. Cllr Saint said that the invitation/advert to last Wednesday 'Coffee Morning' were misleading and it was a shock to find rows of chairs set out for a formal meeting; SSDC and SCC representatives did not realise it was a formal meeting. Cllr Saint thought the organisers were stepping on Parish Council business and the organisers did not even have the courtesy to invite the Chairman of the Parish Council to sit at the top table.

The matter of the 20mph speed limit was discussed at the meeting and some members of the community did not think that the parish council was keeping parishioners informed. The Clerk said she last reported on progress in the June edition of the village magazine. A discussion was held and it was agreed for the Clerk to produce a timeline on the 20mph speed limit project and put it in the village magazine.

Action Clerk

Cllr Sampson commented that his previous profession was a highways officer and said that the village was in a conservation area and the residents need to consider whether they want lines, bar markings, yellow lines, slow signs etc. outside listed buildings. He stated that although there is traffic calming in Tintinhull, Ash and Odcombe, these are not conservation areas. Also from a highways officer's point of view there will need to be lit signs, illuminated 'Give Way' signs outside the village, the 30 mph limit will need to be extended to the Odcombe turning and will require street lighting. Cllr Sampson pointed out that the village has not had an accident in the last 8-10 years and SCC is not willing to spend money in an area where there has been no accidents. He said that at the last census there were 389 dwellings with 891 residents. This could equate to 531 cars and vans and there is very little off road parking.

A resident was concerned about road safety in Middle Street with the large van parking just around the corner from Bishopston to Middle Street. It has now encouraged other vehicle users to park in that area which the resident said was unsafe as larger vehicles have to mount the pavement to get by. Cllr Baker said that the Parish Council has approached the police regarding this matter who were not willing to take any action and Highways were not interested. Cllr Sampson pointed out that the enforcement of waiting restrictions comes under SCC remit and obstruction enforcement is for the police to deal with. It was stated that unfortunately this is a common problem in most parishes.

A resident passed a letter to the Clerk which will be forwarded to Cllr Roundell Greene.
A resident commented on the appalling condition of the churchyard and the allotments. Cllr Saint said that Cllr Baker volunteers his time to carry out a lot of ground maintenance work in these areas but is at present incapacitated. Cllr Saint said that this will be discussed under Working Parties later in the meeting.

The resident also commented that some of the drains had been cleared in the village but not the one near the school. The Clerk explained that she and the councillors had met at the end of June to look at the various issues around the village which will be sent to Highways and the drain near the school was on the list. Cllr Roundell Greene asked if the report could be emailed to her.

Action Clerk

16/100 PSCO REPORT:

No report given.

16/101 DISTRICT & COUNTY COUNCILLORS:

16/101/a Cllr Roundell Greene:

Cllr Roundell Greene's gave her report during the public session (*see minute ref: 16/099*)

16/101/b Cllr Fysh:

Cllr Fysh's report had been circulated to members. It was pointed out by a member of the public that Cllr Fysh had attended one meeting in 6 months in another parish and that complaints had been sent to SCC and to the new Prime Minister. However Cllr Fysh's new duties will be taking precedence.

16/102 MINUTES OF PREVIOUS MEETING:

The second sentence in *Minute ref: 16/090* was amended to read '...that Cllr Baker had asked her to raise the issue

The second paragraph, third sentence under *Minute ref: 16/095* was amended to read 'It was agreed to put an article in the magazine warning against doing this because of safety issues.'

The Minutes of the previous Parish Council meeting were signed and approved.

Proposed: Cllr Jewell-Harrison Seconded: Cllr Saint Agreed unanimously

16/103 MATTERS ARISING FROM MINUTES:

16/103/a Sporting Facilities

Cllr Jewell-Harrison has received confirmation from the National Trust that the archaeological information has been sent to the Clerk. The Clerk said that she was unable to access the information from email and had requested it in another format. The Clerk confirmed that that the topographical and arborealculturalist reports had been done. It was agreed to contact the town planner on who could be recommended to provide building drawings and plans and to get some quotations.

Action Clerk

There were further discussions about the sporting facilities and it was agreed that a short meeting might be necessary in August.

16/103/b Play Area

The Clerk apologised for not having any quotations to present to the council.

Cllr Baker commented that the grass had not been cut but this was because the contractor's mower had broken down and the grass will be cut very soon.

Cllr Baker reported that the support on the wooden 'suspension bridge' play equipment was nearly rotted through and would need to be taken down. Cllr Baker said that it was not worth repairing this equipment.

Action Cllr Baker

Cllr Jewell-Harrison said that she would contact the National Trust about obtaining some logs to use as stepping stones in the play area.

Action Cllr Jewell-Harrison

16/103/c Village Hall

Cllr Baker said that he had received a letter from the W.I. stating that they had applied to have two members on the village hall committee but had been refused. Cllr Saint said that the pantomime committee had been refused as well. A discussion was held regarding that no Village Hall AGM had been called as yet and in the 1966 constitution it states that an AGM should be held in April and that it must be open to all villagers.

It was agreed that the parish council in support of the residents would like to see a village hall AGM and a copy of the detailed audited accounts. Cllr Baker asked the Clerk to write to the chairman of the hall committee to find out when the AGM is being held and to put an article in the village magazine, in order to keep residents informed, stating that this has been done.

Action Clerk

16/104 HIGHWAYS:

- i. Road Closure - A303 (Junctions of A3088 to A356) 12th July 2016
Resurfacing work was carried out on the A303 from the Cartgate roundabout to the junction of the A356 to Crewkerne.
- ii. Road Closure – A3088 (Cartgate Link Road) 25th July 2016
The A3088 (Cartgate Link Road) will be closed from 25th July between the hours of 7pm and 7am, with a traffic management system during the day, for a period of five weeks to enable reconstruction and carriageway resurfacing
- iii. Working Party Site Meeting Report
The Clerk reported that she and some councillors met on 23rd June to look at the numerous issues around the village. Items covered were blocked drains, potholes, street furniture, crumbling pavement and road surfaces, vegetation clearance and line marking. The Clerk said that the report had been sent to Highways and has proposed a site meeting with the officers. The Clerk said that she has not heard back from Highways as yet. The report has also been circulated to members.

16/105 WORKING PARTIES REPORTS:

16/105/a Allotments

The Clerk said that the rotavator has been delivered and is being stored at Cllr Baker's house. The Clerk was asked how many vacant plots there were at present. The Clerk replied that until she has received all the rent in she is unsure. Cllr Saint asked if it was possible to get someone to tidy up the plots. The Clerk commented that this work would need to be carried out continuously at a cost. It was agreed to ask the groundsman to trim the vacant plots and to inform him that there is Ragwort on the pavement by the road that needs pulling up. A discussion was held about the condition of the allotment site and Cllr Baker said that very few people are willing to spend time to do the work.

16/105/b National Trust

Cllr Jewell-Harrison said that the post in Ladies Walk has been repaired and a notice regarding cycling will be situated at the top of Ladies Walk.

16/105/c Street Lighting

No report given.

16/105/d Speedwatch

No report given.

16/105/e Triangle Trust

No report given.

16/105/f Recreation Ground

The Clerk reported that she has spoken with the contractors who have taken over the grass cutting contract. The team which is based in Martock took on the business at the beginning of June. The Clerk stated that she not received any invoices from them yet.

16/105/g Footpaths

No report given.

16/106 CHAIRMAN'S ANNOUNCEMENTS:

Cllr Baker said that there had been some changes to personnel at Area North and he will arrange a meeting with the Community Development Officer.

16/107 CLERK'S REPORT:

The Clerk said SALC are holding three clerk training sessions at a cost of £30 each. The cost would be divided between Stoke sub Hamdon and Montacute Parish Councils. The Clerk asked if the council would agree to pay £45 towards this training.

Proposed: Cllr Saint Seconded: Cllr Marsh agreed unanimously

16/108 FINANCE:

16/108/a Matters for Report

i. Quarterly Bank Reconciliation

The Clerk gave the quarterly bank reconciliation as at 30th June 2016:

Current Account	£ 250.00
Business Reserve Account	£ 48,108.84
Sports Project Reserve Account	<u>£ 16,179.38</u>
Total	£ 64,538.22
Outstanding Cheques	£ 2,100.52
Total as Cash Book	£ 62,437.70

ii. Quarterly Budget Comparison

The Comparison of Budget report was circulated to all members. The report shows the annual budget and the expenditure for the financial year 2016/17. The report does not include the money held in the Sports Project reserve account. This is the first quarter report showing expenditure as at 30th June 2016. The report shows that all areas with exception of one are showing an under spend; the area showing an over spend is Subscriptions as the annual SALC fee is paid at the beginning of the financial year.

iii. EDF Energy

The electricity bill has been received and the account balance is £10.01 in credit.

16/108/b Cheques for Signature

Sarah Moore	Expenses for June	£ 27.97	Chq 1397
Somerset Playing Fields Association	Subscription Renewal	£ 25.00	Chq 1398
HMRC	1 st Qtr Income Tax	£ 287.40	Chq 1399
K J Hall Surveyors	Supply of Topographical Plans for the Recreation Ground	£ 414.00	Chq 1400
Montacute Baptist Chapel	Hire of Hall for June	<u>£ 25.00</u>	Chq 1401
	Total	£ 779.37	

Proposed: Cllr Sampson Seconded: Cllr Marsh agreed unanimously

The Clerk passed the cheque for Montacute Baptist Chapel to Cllr Saint.

16/108/c Matters for Resolution

None declared.

16/109 PLANNING:

16/109/a Planning Information:

i. Rural Housing Action Plan 2016-18

SSDC has issued a Rural Housing Action Plan for 2016-2018 which sets out the Council's approach to affordable housing in rural locations i.e. those parishes with a

population of 3,000 or less. Under the SSDC Local Plan adopted last year, Policy HG3 expects privately developed sites of 6 units or more to provide 35% affordable housing. However, Government Guidance imposed since its adoption effectively increases this threshold to over 10 dwellings. SSDC has continued with its original criteria to date, but may have to amend. Under the Local Plan adopted last year Montacute has no additional housing requirement provision. The 2009 Strategic Housing Market Assessment ("SHMA") identified that the proportions of affordable housing within this 35% should be 67% for social rent, and the rest other solutions (which is what SSDC uphold). Those "other" solutions might consist of shared ownership with housing associations or low cost home ownership in various forms. We now have a new Housing & Planning Act passed in May 2016 by the Government setting out that 20% of suitable sites should be brought forward as "Starter Homes". However, rural exception sites will be exempt from this requirement. SSDC's approach to rural schemes may have to be adjusted in the light of these regulations when they come into force.

ii. Changes to Section 106 Contribution Policy

In August last year the government introduced guidance that sought to prevent local authorities requiring section 106 contributions from schemes of 10 dwellings and below. This was subsequently challenged and the High Court decided that the government had not followed the correct procedures and this guidance was rescinded. This judgement went to the Court of Appeal and the government were successful in getting the ruling overturned. As a result of this, builders developing sites of fewer than 10 homes will no longer have to make an affordable homes contribution that should instead fall to those building much larger developments.

16/109/b Report on Applications:

No report given.

16/109/c Report on Applications Considered

16/01928/FUL – the installation of 2 no. roof lights to the east elevation and 1 no. roof light to west elevation of the building – Outbuilding at Batemoor Barns, Montacute – granted.

Cllr Saint commented that she had contacted the owner of the property and discussed the background to this application and the owner is proceeding with what was on the original plans

16/01966/FUL – proposed new vehicular access and driveway – 1 Hyde Road, Montacute TA15 6UW - granted

16/02122/FUL – demolition of existing outbuildings and erection of new single storey extension to rear of no's. 1 & 2 Windmill Cottages – 1 & 2 Windmill Cottages, Windmill Lane, Montacute TA15 6UT - granted

16/110 **CORRESPONDENCE:**

This item was covered under *Minute ref: 16/099*.

16/111 **MEMBERS REPORTS:**

Cllr Warry asked whether it would be possible for another dog bin to be installed on the grass verge in Yeovil Road. The Clerk explained that she would need to get permission from Streetscene and then the parish council would have to purchase the bin and install it. It was agreed that the Clerk would contact Streetscene. **Action Clerk**

Cllr Warry reported that he and Cllr Folkard attended the 'Council Forum' and there were talks on the Levels and dredging, waste collection and the Police and Crime Commissioner. It was reported that Yeovil police station will be closing but a police presence will not be withdrawn and there will be either a fixed police station or contact point. However, the nearest custody centre will be at Bridgwater making it a 2 hour turnaround for officers to get back to Yeovil which will cause an operational issue. Cllr Sampson said that by not having a custody suite it will affect the way the community is policed. It was agreed to put an article in the village magazine asking residents to give their points of view/concerns to the Chief Constable or Sue Mountstevens, the Police and Crime Commissioner. **Action Clerk**

Cllr Saint said that she is aware of someone who is interested in joining the parish council. The Clerk said that a notice advertising the vacancies has been put up on the noticeboard and in the magazine.

Cllr Baker said that extraordinary meeting needed to be called in August to discuss the sporting facilities, the play area and the village hall. Cllr Baker said that there would be no public session but the public were welcome to attend. It was agreed to hold the extraordinary meeting on 15th August at 7pm in the Baptist Chapel.

16/112 ITEMS FOR FUTURE AGENDAS:

None declared.

There being no further business the meeting was closed at 9.15pm. The next meeting will be held on 19th September at 7.00pm in the Baptist Chapel