

MINUTES OF MONTACUTE PARISH COUNCIL
MONTHLY MEETING HELD ON
MONDAY 15TH NOVEMBER 2021
IN THE VILLAGE HALL



21/121/a PRESENT:

Members: Mrs C Saint (Chairman), Mrs A Gihon (Vice Chairman), Mr B Bevan-Davies, Mrs J Folkard, Mr R Folkard, Mr R Littlefield, Mr D Warry and Mrs M Wilson

Others: Mrs S Moore (Clerk), Mr Tim Carruthers (PPLO) and 3 members of the public

21/121/b APOLOGIES:

Mr J Davies, M Myram, Mr Tony Capozzoli (District Councillor) and Mr M Keating (County Councillor)

21/122 DECLARATIONS OF INTEREST

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

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

Cllr Bevan-Davies declared an interest in matters relating to the Village Magazine.

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

21/123 PUBLIC SESSION

A resident was concerned about the accident in Bishopston where a car travelling at speed overturned. Also, a resident's vehicle was hit and has been written-off. The resident asked for an update on the formulation of a Speedwatch team. Cllr Saint said the police have approved three sites where the Speedwatch team can carry out their duties and the volunteers have all been trained. The team are just waiting on the police as the police have to attend the first session.

A resident asked what the Council's opinions on the changes to the Mason Lane planning application were. Cllr Saint said this item was being discussed later in the meeting and invited the resident to stay for the rest of the meeting to hear councillors' comments.

Cllr Saint welcomed Mr Tim Carruthers, the parish's Footpath Liaison Officer, and thanked him for his comprehensive report. Mr Carruthers asked where issues should be reported, and the Clerk explained how to report them on the Somerset County Council's website. The Clerk also asked if she could be informed of any issues found.

Concerns were raised about the bench at the top of Hollow Lane and Cllr Saint said she would contact the resident to maintain it.

Action Cllr Saint

21/124 DISTRICT & COUNTY COUNCILLORS

21/124/a District Councillor

No report.

21/124/b County Councillor

Cllr Keating's report had been circulated to councillors prior to the meeting.

21/125 MINUTES OF PREVIOUS MEETING

It was RESOLVED to approve and sign the Minutes of the October Parish Council meeting.

21/126 MATTERS ARISING FROM MINUTES

Review of Actions List

- Highway Issues: Cllrs Littlefield & Bevan Davies report has been circulated to councillors and it was agreed to add the items from the Action List to this report and send it to Highways
Action Clerk
- Reinstatement of Fingerpost: The Clerk said Somerset Forge is inundated with work at the moment and will contact the Clerk as soon as they can.

21/127 SPORTS & LEISURE

21/127/a Play Area & Recreation Ground

The Clerk said she had received a playground report from Cllrs J & R Folkard. He has raised concerns about the matting around the roundabout lifting, the paint is peeling off the slide and the four goalposts have rust on them and need repainting. It was agreed to ask the lengthsman to repaint the slide and goalposts.

Action Clerk

Cllr Wilson asked whether nets could be put up on the goalposts. Cllr J Folkard said that when this was done previously, they were vandalised. It was agreed that this was an option.

21/127/b Recreation Ground Pavilion Project – Progress Report.

Cllr Littlefield said now that the planning approval had been received new quotations would need to be sought. It was agreed that the Pavilion Working Party would meet on Thursday 2nd December to discuss what needs to be done.

21/127/c Christmas Tree

The Clerk said the Christmas tree had been ordered and said it needed to be paid for either before or on delivery, so the invoice had been added to this month's payment list. Cllr Saint said the house that normally supplied the electricity for the lighting has new tenants. The new tenants have kindly agreed that their electricity can be used. It was agreed to get a thank you gift for them.

The Clerk confirmed that the tree will be going up in the Borough on 7th December. The Lighting ceremony will take place at 6.30pm on 10th December in the Borough and refreshments will be served at the village hall. It was agreed to put a poster in the magazine.

21/127/e Queen's Platinum Jubilee 2022

It was agreed to form a small working party and to meet after Christmas

21/127/d Any Other Issues

None declared

21/128 VILLAGE ENVIRONMENT

21/128/a Allotments

Cllr Gihon said she has purchased the compost and bulbs for the planters.

Cllr Gihon said the grass had not been cut on plot 1. The Clerk pointed out that the groundsman is only contracted to cut the grass on the trackways and vacant plots only when asked.

Cllr Gihon said some of the plots had been kept up to standard and that she would speak with the allotment holders. It was agreed to send them letters if nothing had been done in a month's time.

Cllr Gihon to inform the Clerk if this needs to be done.

Action Cllr Gihon

The Clerk said she had received a quote from Streetscene to lift the trees along the outer fence line next to the link road. To side prune to the fence line and crown raise will cost £1,030.37 plus VAT. As the trees are on Highway's land and technically belong to Highways, Streetscene will chip the cuttings and put them back over the fence. These will mulch down eventually and suppress weeds. Streetscene have already consulted Highways on this matter. The Clerk said a quote had also been received from Evis Ground Maintenance for £400. A discussion was held and there were concerns whether Evis Ground Maintenance would be able to carry out this task due to other work commitments, so it was RESOLVED to accept the quote from Streetscene.

The Clerk reported she had contacted the solicitors regarding the fenced off piece of land at the bottom of the allotments. The solicitor has advised that if the Parish Council have to maintain area and keep a regular record of the maintenance then the Parish council can apply to the Land Registry for ownership after 12 years. It was agreed to clear away the dangerous fencing and cut back the overgrown vegetation.

21/128/b Crime & Anti-Social Behaviour

No report received.

21/128/c Footpaths

This item was discussed in *Minute ref. 21/123*.

21/128/d Ground Maintenance

A meeting has been arranged with the contractor for 26th November.

21/128/e Highways & Transport

This item was discussed under *Minute ref. 123/126*

21/128/f National Trust

Cllr J Folkard was asked to report the rotten gate at Hatchcroft.

Action Cllr J Folkard

Cllr Gihon said the volunteers have cleared the drain by the bridge in Lower Town.

21/128/g Street Lighting

Cllr J Folkard said the trees have been cut back in Townsend, so the lights are no longer obscured.

21/128/h Triangle Trust

Cllr Warry said the Triangle Trust has sent a newsletter out to all patients of Hamdon Medical Centre asked for their views on the practice. He said there had been some mixed views. The next Triangle Trust meeting will be held on 24th November at the All Saints' Hall in Stoke sub Hamdon.

21/128/i Any Other Issues

Cllr Warry said the bin at the entrance to Back Lane is full

Cllr Warry said dog mess has not been picked up in Ladies Walk. It was agreed to report this to SSDC and to see if some dog signs could be put up.

Action Clerk

Cllr Gihon asked if the area of land at the behind the bus shelter could be cut back. It was agreed for the lengthsman to do this.

Action Clerk

Cllr Saint raised concerns about the dangerous parking in Yeovil Road by parents when dropping off and picking up from school. Vehicles are parked on the grass verge opposite the garage and along the pavement obstructing the junction to Back Lane. Cllr Wilson agreed to contact the school.

Action Cllr Wilson

A discussion was held, and it was agreed to put a stake and chain link fence around the edge of the grass verge and ask the lengthsman to install it.

Action Clerk

21/129 MEMBERS' & CLERK'S REPORTS

The Clerk had forwarded onto councillors the letter from Department for Levelling Up, Housing & Communities regarding the Unitary Authority in Somerset. This letter set out the Draft Structural Changes Order Provisions and details on the elections in May 2022.

21/130 FINANCE

21/130/a Matters for Report:

i. Monthly Bank Reconciliation

The Clerk gave the monthly bank reconciliation as of 31st October 2021:

Current Account	£ 250.00
Business Reserve Account	£51,823.70
Pavilion Reserve Account	£21,265.19
Total	£73,338.89
Outstanding Deposits	£ 100.00
Less Outstanding Cheques	£ 939.25
Total as Cash Book	£72,499.64

Ring-Fenced Amounts

Sports Pavilion	£38,130.97
Play Equipment	£4,241.42
Allotment New Plot Deposits	£475.00
Allotment Gate Key Deposits	£440.00
Defibrillator Accessories	£186.50
Fingerpost Donations	£725.00
Spring Bulbs	£100.00
Total	£44,298.89

Budget Working Capital £28,150.75

ii. National Trust Direct Debit for Recreation Ground

The Clerk said there had been some issues regarding the rent for the recreation ground which has now been sorted out. The National Trust had omitted to invoice the Parish Council for the rent for 2020/21 because the new lease was still be prepared. Now this has been completed this amount is on the payments list for this month.

Under the terms of the new lease, it was agreed that the rent of £350 per annum would be paid monthly by direct debit commencing at the end of September but the National Trust had not instigated the payments to be taken so a payment of £58.34 will be taken by direct debit on 29th November and then revert back to £29.17 each month from 29th December.

iii. Finance Meeting

A finance meeting was arranged for 8th December to discuss the budget for 2022/23.

21/130/b For Resolution

i. Invoices Payable:

Sarah Moore	October Expenses	£ 170.77	Chq 1698
Evis Ground	Grass Cutting October	£ 388.88	Chq 1699
Maintenance			
National Trust	Recreation Ground Rent 2020/21	£ 350.00	Chq 1700
Paull's of Martock	Christmas Tree	£ 130.00	Chq 1701
Paul Dance Ltd	Fees for Pavilion	£ 420.00	Chq 1702
Heartstart Somerset	Repair of Switched Fuse Connection to Defibrillator Cabinet	£ 62.99	Chq 1703
<i>LGA 1972 s.137</i>			
The Royal British Legion	Poppy Appeal Donation	£ 35.00	Chq 1704
	Total	<u>£1,577.64</u>	

It was RESOLVED to approve the payments.

ii. Other:

None declared.

21/131 PLANNING

21/131/a Planning Information

Councillors from Stoke sub Hamdon and Montacute were invited to a consultation meeting on Thursday, 11th November at the Hamdon Youth & Family Centre in Stoke sub Hamdon. This consultation evening was to gauge the views of both parish councils on a potential development of 50 eco houses on land behind Stanchester Academy opposite the potential Mason Lane development.

The majority view of councillors was against the development being situated in this area, with the main objections being poor access, water run-off which could result in flooding, overloading the current infrastructure such as the schools and the medical centre, an increase in traffic and, the style of the buildings which are not in keeping with the buildings in either village. There were also objections that a development in this area along with the one opposite would join the two villages. Stoke sub Hamdon councillors said there were other sites in Stoke that were available without the issues of access, flooding and traffic problems.

The Clerk said no formal application has been submitted and until this has been done no comments can be put forward.

21/131/b Parish Planning Working Party Feedback on Applications:

21/032777/TCA – notification of intent to fell no.1 tree within a Conservation Area – Gables, Wash Lane, Montacute TA15 6XA – awaiting decision. No comments area required from the Parish Council.

20/00991/OUT – Revised application to reduce the number of dwellings from 30 to 17 - Land at Mason Lane, Montacute – Montacute Parish Council object to this amended application. Although this application has reduced the number of houses from 30 to 17 the relevant material issues such as access, visual impact from historical sites and increase in traffic have not been addressed.

We would like to point out that the visibility splay from the site on the plans appears to be restricted by the hedgerow and trees. This entrance/exit point leads out onto the link road to the A3088 which in itself is a fast road with a speed limit of up to 60mph not 50mph as stated in Boon Brown's Design and Access Statement. There is no street lighting along this road and with the curvature of the road visibility from the site would be poor.

In 2018 the planning application 18/00425/FUL for the church next to this site was approved with numerous conditions. Somerset County Council Highways only agreed to this application as long as the applicant adhered to certain provisos and one of them was the amount of vehicle movements: -

'The applicant has provided details of a similar church in Yeovil and there would only be 2 services per week. It must be considered that the existing use of the barn could potentially generate a similar

if not higher level of vehicle movements. This is therefore unlikely to represent a significant highway safety concern, nor place the existing highway over capacity.'

And the Condition below was implemented

'14. No development hereby permitted shall be commenced unless a measures-only Travel Statement has been submitted to and approved in writing by the Local Planning Authority. Such Travel Statement shall include measures to promote sustainable travel to and from the site, minimising the number of vehicle trips and encouraging alternative means of transport where feasible, along with a timetable for the implementation of the measures. The development shall not be brought into use unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should thereafter continue to be implemented as long as any part of the development is being used, unless otherwise agreed in writing with the Local Planning Authority.'

Reason: In the interests of sustainable transport and to accord with Policy SD1of the South Somerset Local Plan and the aims of the NPPF.'

Another development site would increase the vehicle movement with potentially 34 vehicles which would have a huge impact on the capacity of the highway. Also, this would have an impact on the amount of traffic going through the village of Montacute as the junction leading onto the A3088 is so problematic vehicles will use the village as a rat run.

In the conclusion of Boon Brown's Flood Risk Assessment, they have stated that the overall risk to the site is low. However, the nearby hill, Ham Hill, has an underground reservoir and there are numerous streams coming out of the hills which cause localised flooding. Also, there is the knock-on effect new developments and global warming are having on main roads and villages such as Martock which is at a lower level. The developers have not considered a flood storage area, where flood water can be stored and released when it is safe to do so, between the proposed location in Stoke and Martock and the plans have only indicated an attenuation pond on site, but no other details.

Montacute Parish Council note that in the SSDC Local Plan Review 2021 Site Assessment Form for the Mason Lane site it states under point 8 that, *'Some limited growth of the settlement may be appropriate, but the development of the site would result in the loss of BMV agricultural land and a length of mature hedgerow on a prominent approach to the settlement, so probably not a preferred option.'*

Montacute Parish Council also object to this development as the sustainability of both Montacute and Stoke sub Hamdon would be affected. There is limited public transport. There would be a detrimental effect to the primary schools in both villages as they are both full, with no possibility to expand and, the medical centre in Stoke sub Hamdon is already over capacity and again with no way to expand.

21/131/c Planning Decisions and Reports

i. Decisions:

21/02914/TCA – notification of intent to carry out Tree Surgery Works to no. 2 trees within a conservation area – Montacute House, Bishopston, Montacute TA156XP – Parish Council is not required to consult

21/03053/TCA – notification of intention to fell no. 1 tree within a conservation area – 23 Townsend, Montacute TA15 6XH – Parish Council is not required to consult. Application permitted

i. Reports:

None

21/132 GOVERNANCE

The Clerk said policies listed below were deferred for approval at the last meeting and asked councillors to approve the following policies.

- a) Finance Working Party – Terms of Reference
- b) Internal Control Policy
- c) Grievances Policy & Procedures
- d) Disciplinary Policy & Procedures
- e) HR Terms of Reference

It was RESOLVED to approve all the policies.

21/133 CORRESPONDENCE

No correspondence received

21/134 ITEMS FOR FUTURE AGENDAS

None declared

21/135 DATE OF NEXT PARISH COUNCIL MEETING

There being no further business, the meeting was closed at 21.43pm. The next parish council meeting will be held in the village hall at 7pm on Monday, 17th January 2022.