

WEST BUCKLAND PARISH COUNCIL

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The minutes of a meeting of the Parish Council held on Tuesday 27th August 2013 in the Committee Room, West Buckland Village Hall at 7.30pm.

Present: Cllr's Mrs M Blogg (Chair), D Lacey, Mrs C Biffen, Mrs C Hannath, D James, J Nutt and C Rayson.

In attendance: the Clerk Mrs J Larcombe.

53/08/13. To accept apologies for absence. There were no apologies.

54/08/13. Disclosure of interest in items on the agenda. Cllr Rayson declared a personal interest in planning application 46/13/0029 because the applicant is the son-in-law of a neighbour. Cllr James and Cllr Lacey declared a personal interest in the same application because the applicant is a friend.

55/08/13. To confirm the minutes of the meetings held on 30/07/13. The minutes were agreed as a true record of the meeting and they were duly signed by the Chairman.

56/08/13. Matters arising from the minutes. None.

57/08/13. Public Questions. None.

58/08/13. Planning

a) To consider any Planning Applications received by the Parish Council

46/13/0032 Variation of condition 04 (full implementation of highways works prior to use) of application no 46/12/0007 at Blackdown Garden Centre, West Buckland.

Applicant: Mr M Hassall.

Comment: West Buckland Parish Council objects to the granting of permission to vary condition 04 of application no 46/12/0007 in direct relation to highways safety as this is an accident blackspot

b) To minute the comments sent to TDBC on planning applications

46/13/0027 Erection of extension to car showroom with the installation of a first floor and alterations to the external frontage and car display area at Wellington Motors, Summerfield Way, Chelston Business Park, Wellington. Applicant: Brewer Smith & Brewer.

Comment: West Buckland Parish Council feel that the tree survey is fairly poor, BS5837.2012 Trees in relation to design, demolition and construction and request that David Galley or Ian Clarke review the application because the trees are high value amenity trees, which enhance the main arterial route into Wellington. Some of these trees could have a TPO. Subject to the Tree Officer being happy with the proposed plans the Council has no objections to the application.

46/13/0029 Erection of dwelling to replace mobile home at Little Greenacres, West

Buckland. Applicant: Mr P Fletcher

Comment: While the Council does not condone the historic unauthorised residential occupancy of the site it is accepted that the applicant has a well established business on site serving the local community. Furthermore having now obtained a Certificate of Lawful use the proposed replacement dwelling is of a style compatible with the rural character of the location. The Council understands the applicant has amended the plans to substitute integrated photo voltaic tiles in place of solar pv panels. The Council therefore supports the application

c) To minute the amended comment for 46/13/0026 Replacement of lean-to with erection of a single storey extension to the side and erection of a front porch at Cider Cottage, Ham, West Buckland.

Comment: the Parish Council has no objections to the granting of planning permission for this application as the character of the building will be maintained, the external alterations will have virtually no impact on neighbouring properties and the velux windows will not affect the privacy of neighbouring properties as they are too high to be used for viewing. The applicant has advised the Parish Council that it is proposed to erect a new close board fence adjacent to the garden room and this will provide privacy to Cider Cottage and prevent overlooking of the neighbouring property.

d) To receive results from planning applications determined by TDBC. None.

e) Update on issue reported to Planning Enforcement. There was nothing further to report.

f) Any other planning matters. Councillors were informed about a TDBC Planning Training Session on Design Review to be held on the 18th September. No one wanted to attend.

59/08/13. Highways

a) To report on work carried out by the SCC Highway Department and to receive reports on repairs that are needed. It was reported that some potholes have been marked for repairs. Councillors questioned why temporary speed limit signs have appeared on the A38 between Wellington and Rumwell and it was thought that it was because the very hot weather in July had damaged the road surface.

b) Update on repairs to damaged signs. The sign that was leaning is now standing in the hedge outside of The Forge and the sign by the school has been turned around. The sign at the top of Buckland Hill did have the arrow in the wrong direction but this sign has been removed.

c) Update on traffic measures for HGV's and other work to be carried out in the Blackmoor area. Cllr Biffen reported that there has been a large hole by Budgetts for some time. BT disturbed underground drains when laying cables and they now have to lay the cables again.

d) Update on trees on Buckland Hill. Councillors reported that lorries transporting loads of straw bales have dragged down lots of branches from the dangerous trees on Buckland Hill. Cllr James said these trees were now in a worse condition. Mr Scrivens, County Arboriculturalist, will be contacted again and asked to take some action.

e) Any other highways matters. Cllr Mrs Blogg reported that she had visited Willowbrook Nurseries to find out if they knew when the planned work would be carried out. The owners were not available but a person working at the nursery said there had been a couple of meetings about the work. The Clerk will contact Dennis Quick, SCC Highways, to find out what is going to happen and when. A piece of concrete has been laid to access the pumping station.

60/08/13. To receive reports from:

a) District Cllr. No report.

b) **Cty Cllr.** No report.

c) **Police.** The Police report for July was circulated prior to the July Parish Council meeting.

d) **Village Hall Committee.** Two new hand dryers have been fitted in the toilets, the floor in the main hall has been treated and new fire doors have been fitted to the building. The Curry Evening was cancelled because of low ticket sales. The Hall Mark inspection has been carried out but the report hasn't been received yet. A post supporting the piece of fencing between the car park and the play area was damaged and it was decided to replace the fencing. The new fencing is the same as that around the play area. The hall has been booked twice a week for Mah Jong sessions.

e) **Any other reports.** No other reports.

61/08/13. Finance

a) **To agree and authorise payments.** It was resolved to make the following payments:

Cllr Mrs Blogg declared a pecuniary interest in her expenses claim and left the room.

Cllr Mrs M Blogg - £10.10 expenses claim for photocopying of documents held by solicitor for Footpath 14/14 (chq no 1205)

West Buckland Village Hall Trust - £24.00 room hire (chq no 1206)

Somerset Association of Local Councils – £20.00 10 copies of 'The Good Councillor's Guide (chq no 1207).

Mrs J Larcombe - £239.05 Clerk's salary and expenses (chq no 1208)

b) **To consider the payment of a grant to the Village Hall Committee towards the cost of new fencing between the car park and play area.** Cllr Mrs Blogg, Cllr Mrs Hannath and Cllr Rayson declared a pecuniary interest as members of the Village Hall Committee and left the room while the grant was discussed. It was agreed to give a grant of £350.00 towards the fencing (chq no 1209).

b) **Update on obtaining copies of public liability insurance from contactors.** Cllr Mrs Blogg reported that Mr Stanworth had given her proof of Public Liability insurance for himself. There was no proof of Employer's Liability insurance cover so any work that Mr Stanworth is asked to do for the Parish Council will have to be carried out by Mr Stanworth himself. She will ask him for the insurance schedule which will show the level of public liability cover and what work Mr Stanworth is covered for. Cllr Lacey said he had asked Mr Orchard for a copy of his public liability insurance and the Clerk has asked Mr Hawker, Heathfield Garden Contractors, for a copy of his public liability insurance.

62/08/13. Playing Field.

a) **Hedge cutting and tidying.** Cllr Mrs Blogg has tidied the area along the new fencing. Heathfield Garden Contractors are not able to cut the hedge in the play area this year and another contractor needs to be asked to do this work.

b) **Update on the replacement of the picnic table in the play area.** The Clerk reported that she had contacted Kedel to ask when the picnic table will be delivered. She was advised that it would be dispatched on the 30th August and delivered the following week.

c) **Registration of transfer of land for additional car parking for Village Hall with land registry.** The plan has now been sent to the solicitors.

c) **Enquiry from Ladies Football team.** Cllr Mrs Blogg reported that she had been contacted by a Police Officer, who had enquired about the possibility of relocating their Ladies Football Team from Wellington to West Buckland. They have nets but the pitch would need to be cut and white lined and changing facilities would be needed. The season starts in September. The Village Hall will not always be available to provide changing facilities but the team can make alternative arrangements. Cllr Lacey will measure the field to check whether a football pitch will fit on the field and enquiries will be made to find out the cost of white lining the pitch. This will be discussed again at the next meeting.

63/08/13. Footpaths.

a) Update on the request from a resident to cut the trees at Lee Park beside 14/14.

Copies of the deeds for Footpath 14/14 were obtained from the Council's solicitor and these were looked at by the Chairman and Clerk. They reported that they did not believe the Parish Council was responsible for the trees and that the resident had been advised of this. The resident has now asked the Council for permission to allow the footpath to be closed for the work to be carried. The resident will be asked to give notice that the path will be closed and will need to make sure that the contractor has adequate public liability insurance cover.

b) To receive any update from our PPLO. No update.

64/08/13. SALC

a) Details of new County Executive. The role of County Secretary has been replaced by a County Executive Officer. Justin Robinson has been appointed as the County Executive Officer and started on the 5th August.

b) Update on memorial for Peter Lacey. No further information has been received yet and Cllr Mrs Blogg will follow this up at the next committee meeting.

c) Consultation on new website. SALC is currently working with Somerset Web Services to build a SALC website which is anticipated to go live in the next few weeks. The site will be publically available but will also contain a members only area which will be password protected. It is proposed that the Clerk and Chairman will be given passwords to enable them to log in to access information to help with the functioning of the Council. Information will be in a format that everyone can access and will be compatible with smartphones

d) Details of AGM. The Annual General and all Area General Meetings will take place on Saturday 28th September at Somerton between 9.30am and 1.00pm.

65/08/13. Update on the removal of the notice board at Ham. Cllr James has removed the board because of its poor condition. There was no response to the piece in the newsletter about removing the board. Cllr Lacey will put the Parish Council Meeting Agenda on the website each month and notice of the meeting will be given in the monthly newsletter. Cllr Rayson asked if the board would be replaced and it was felt that if five or more people asked for it to be replaced it could be justified. It was felt that the board wasn't in the right place. Cllr Mrs Biffen pointed out that there is no notice board at Blackmoor.

66/08/13. Correspondence and items of interest (including information circulated by SALC).

The following correspondence was noted:

Heart of Somerset Events September 2013

SALC – information on energy efficient housing

67/08/13. Any other urgent business at the Chairman's discretion. None.

68/08/13. Date of Next Parish Council Meeting. The next meeting will be held on Tuesday 24th September 2013 at 7.30pm.