

WEST BUCKLAND PARISH COUNCIL

Chairman – Mrs M K Blogg
4 Peacocks Close
West Buckland
TA21 9JY
Tel 01823 663378
email margaretblogg@btinternet.com

Clerk – Mrs J Larcombe
6 The Old School
Chapel Street
Tiverton
EX16 6ND
Tel 01884 252647
email westbucklandclerk@gmail.com

www.westbuckland.org

The Minutes of a Meeting of the Parish Council held on Tuesday 24th September 2019 in the Committee Room, West Buckland Village Hall at 7.30pm.

Present: Cllr's Mrs M Blogg (Chair), D Lacey, Mrs S Drury, D Mitton, J Nutt and C Silverlight.
In attendance: County Cllr J Thorne, two members of the public and the Clerk, Mrs J Larcombe.

69/09/19. To accept apologies for absence. Apologies were accepted from Cllr Mrs L Peace.
Apologies were accepted from District Cllr R Habgood.

70/09/19. Disclosure of interest in items on the agenda. There were no disclosures.

71/09/19. To agree the minutes of the meeting held on 27/08/19. The minutes were agreed as an accurate record of the meeting and they were duly signed by the Chair.

72/09/19. Matters arising from the minutes not covered by the agenda. Cllr Mitton reported that he did not attend the at September 10th meeting at Churchinford on Dementia care in the Blackdowns because he noticed that the agenda said the meeting was for providers.

73/09/19. Democratic Period. A member of the public raised concerns about a Parish Housing Needs Survey (HNS) carried out in West Buckland earlier in the month. The HNS was carried out by Falcon Housing Association (FHA) and the Parish Council was sent a letter saying it was being carried out on the same day that the survey forms were sent out. When the HNS arrived the member of the public followed up where it had come from and was concerned when he found it was in connection with the potential housing development opposite Lee Park and that affordable housing on the development would be provided by FHA. He was also concerned that the developer, who lives in the parish, could complete and return a survey form and that figures on meeting housing need were not available. He felt it was questionable that the results of this HNS could be used in a planning application for the development because of the way that it had been carried out. The value of the affordable housing was also a concern with affordable housing being 70% of market value and no limit on the value of affordable housing. It had come to the attention of some members of the Parish Council that comments on the HNS and the Parish Council's part in it were being made on a Facebook Group in the parish. The interpretation appeared to be that the Parish Council was hiding information from parishioners. Although the presentation from the developer was included on the agenda for the June meeting and this was put on the Parish Council notice board and on the website, no one had read it. The Clerk emailed the member of the public to explain that the Parish Council was unaware the HNS was being carried out

until it received the letter. FHA had told the member of the public that the Parish Council was aware but this was due to a misunderstanding. During the presentation made to the Parish Council in June the developer had mentioned a HNS would need to be carried out as part of the application process. When asked by FHA if the Parish Council was aware the HNS was being carried out he said they were, based on the general information given at the presentation. The Clerk has contacted FHA and they were concerned that the Parish Council had not been properly informed. The issue was raised with the developer who feels that the comment made in his presentation was adequate notice. If the Parish Council had been properly informed about the HNS it would have had the opportunity to hold a public meeting to answer questions. The member of the public had not contacted the Clerk to ask about the HNS.

Cllr Mitton explained that the developer had given a presentation to the Parish Council and councillors had listened but had not commented. Developers are encouraged to consult with Town and Parish Councils as part of the planning process. It is expected that there will be a presentation regarding the proposed House of Somerset. Each local authority has a different approach to affordable housing. At the present SWT has two (TDBC and West Somerset) and is considering them now to produce a single approach. The SWT definition of affordable housing was given. The Parish Council confirmed that it has no intention to cover anything up.

Simon Coles, Director Planning & Environment WYG, told the meeting the company is helping Foundation Property Capital with community consultation and public engagement over future use of land south of the A38 at Chelston Heath, which is within the Parish, on the border with Wellington Town Council. For a long time they have been looking for a site in Wellington to build a discount food store on (ie Lidl or Aldi) but they are still a long way away from submitting a planning application. He apologised for talking to Wellington Town Council first. The site is 30 acres but much of this is on a flood plain. In addition to a discount food store they are also looking at trade counters, a drive through food outlet, tree planting and solar panels. There is a lot of new housing in Wellington and this site is a strategic site. An allocated employment strategic single user site nearby is still empty. A site meeting has been held with SWT Planning Officers and written advice has been obtained. The biggest challenge is traffic and getting vehicles in to and out of the site safely. Traffic counts are being carried out this week as there is a need to know all about traffic flow. Once this is known WYG will work with SCC using evidence and not thoughts. There is a bus service every 15 minutes at peak times. Town Centre First is the SWT policy – look at the town centre for a site first, the edge of the town centre next and then work outwards. This is followed by an impact assessment on the town centre, based on technical evidence, and then a landscape and visual assessment. The site is outside of the settlement limit and development needs to be justified. The prospective buyers want to work with all the stakeholders to develop all the solutions. Mr Coles said he would like to come back to the Parish Council for feedback in the future when the process has started. Their commitment is to keep talking. Cllr Nutt referred to the briefing document circulated prior to the meeting and said that it says the site is 6 acres but councillors have been told the field is 30 acres. It was explained that the food store and other buildings would be on the 6 acres but the rest of the field is in a flood plain. The Environment Agency is likely to want to keep the site open. Mr Coles was asked whether the ‘transition to carbon neutral’ is a firm part of the plans. This refers to the solar panels which might not be allowed as they would be in the flood plain. It was suggested that Foundation Property Capital’s website could be looked at to see what their aims are. Cllr Mitton said he had attended the briefing at Wellington Town Council and wanted to know would the application go in before or after the purchase. A councillor noted that Aldi have been advertising for staff but nothing was known about this.

Mr Coles left the meeting.

74/09/19. Planning:

a) To consider any Planning Applications received by the Parish Council prior to the meeting.o

46/19/0029 Conversion of garage into habitable accommodation with erection of single storey extension at 5 Lee Park, West Buckland (Retention of works already undertaken)
Comment: West Buckland Parish Council has no objections to the granting of planning approval.

46/19/0025 Erection of replacement and additional two storey side extension at Perrymeade, West Buckland Road, West Buckland (amended plans). The Clerk had received an email from the agent, with the amended plans, not long before the meeting. Although the clerk had brought the new plans to the meeting councillors decided they wanted to wait until they are officially informed by SWT Council before agreeing a comment.

b) To receive decisions from planning applications determined by TDBC.

46/19/0027 Relocation of existing modular building at West Buckland Primary School.
Decision: conditional approval granted.

c) Update on progress with a decision for application 46/17/0053 Removal of Condition No 03 of 46/16/0005 (Restrictions to trading of retail building) at Blackdown Garden Centre, Wellington Road, West Buckland.

There was no further update. It is now 11 months since the last information for this application was put on the planning authority website. The Clerk will contact SWT Council to remind them of this and to find out what is happening. A councillor commented that the applicant knew the position when they made the application and are using the BT duct as an excuse not to do the work.

d) Any other planning matters. Gerbestone Manor Farm Enforcement Ref E/10/46/16: the Clerk has received an email from Stacey Salter, SWT Planning Enforcement Officer. She has now had a response from the SWT Legal team and they are of the opinion that there is sufficient evidence to show that the 2013 permission was lawfully implemented. The owner has indicated that they will be submitting a Certificate of Lawfulness for the Council to formally confirm that this is in fact the Council's position on the matter. However in light of this conclusion, the Council will not be enforcing against the minor differences in the building as the conclusion, based on legal opinion, is that the 2013 permission was lawfully implemented. In light of the above Ms Salter has now closed the enforcement case without further action. Cllr Silverlight felt this decision was ludicrous. Cllr Thorne felt officers should have worked with the Ward Councillor initially but acknowledged there are confidentiality issues with enforcement. The Clerk will contact Cllr Habgood to see if there is anything the Parish Council can do about Ms Salter's decision.

75/10/19. County Cllr's Report. Cllr Thorne's report (Appendix A) had been circulated by email prior to the meeting. He noted that the criteria for the Members Improving Lives Grant Scheme and Improving Lives to Prevent Demand Fund have been circulated. He commented that with the collapse of the Gigaclear scheme to provide superfast broadband he had been proved right. Just under £500,000 has been paid to Gigaclear. CDS has started a new procurement exercise and it will be twelve months before a new contractor is appointed and a further two to three years to deliver a full fibre network. Cllr Thorne is currently looking at alternative superfast broadband delivery programmes for communities and he will issue a briefing paper to parishes once he has pulled the info together. It was noted that there are lots of solutions out there. Cllr Mrs Drury said she is using a 4G router. A

collective on an area basis would reduce costs. For the first time in over 25 years SCC is now operating its own school bus fleet. It has bought seven 53-seat buses which are classed as 'green' because they are low emission vehicles. This is a major investment in school transport service delivery and at the same time is saving money for the council. Cllr Thorne has had absolutely no response as yet from Elysium who own the Wellesley Hospital, not even a 'we'll get back to you', which is very disappointing. He is going to speak to the Wellington Town Clerk about it to see if there might be a different approach which could be taken.

Cllr Thorne left the meeting.

76/10/19. Highways.

a) Matters arising from previous meeting/s.

Verge ownership. Gwyn Hughes, Assistant Highways Service Manager, has replied to a query from the Clerk regarding a question about verge ownership raised at the last meeting. He wrote that he had spoken at length with the resident of this property and his Service Manager sent a detailed email explaining current SCC policy on hedge trimming and Highways Authority obligations surrounding private entrances exiting out onto the highway. Answering the question the grass verge between the carriageway and the post and rail fence to the right as you exit the private entrance of Sleepy Hollow is regarded as part of the Highway and is will be cut by a one swath, cut twice during the growing season. The hedge to the left of the private entrance is privately owned. SCC has no landowner records and would normally carryout a Land Registry check to ascertain up-to-date information if this was needed. SCC, being the Highway Authority for the A38 will for the safety of Highway users, cut this hedge with one swath, again twice during the growing season. Any other further trimming back of this hedge is the responsibility of the landowner.

Speed limit Highways were contacted and asked whether the speed limit on the A38 between Wellington and Taunton would be reduced so the stretches of road covered by a 50 mph limit would be reduced to 40 mph. Jo Sharp, Traffic Engineer, has confirmed these works have been approved and the TRO sealed. They have now been ordered and should be completed by the end of the year. It was noted that the signs were being put up.

b) To note any highway defects to report to SCC. There were no defects to report.

c) Fingerpost sign refurbishment update. West Country Blacksmiths have given a costing of £700 + vat to remove, shot blast, prime, paint finish and install the fingerpost at Budgetts Cross with a new centre steel post, supplied by them, and to install the new components supplied by the Parish Council. Cllr Nutt has contacted Cerdic Foundaries to obtain a price for one cast fingerpost arm with name on it.

Cllr Silverlight has been given permission by Highways to paint the sign at the top of Buckland Hill. The Clerk has obtained a price from Coram Construction Training for their Streetworks Unit 2/10: Signing, Lighting & Guarding course. The cost is £217.95 + VAT per delegate with a minimum of three delegates per course. The Clerk will enquire when the next course will be held.

d) Any other highways matters. No other highways matters.

77/09/19. To receive reports from:

a) County Cllr. This report was discussed under item 75/09/19.

b) District Cllr. No report.

c) Police. The Police Report for August was circulated by email in early September. There were 248 calls into 101 and 999 for the Wellington Rural Beat for the month of August 2019. That's 36 less calls than July.

d) Taunton & District CAB AGM. Cllr Nutt was thanked for attending the AGM. Report attached as Appendix B.

e) Any Other Reports. A SALC West Area Meeting has been arranged for October 17th. The meeting will be a discussion and Q & A session with senior representatives of Somerset West & Taunton Council (Including the Leader of the Council and the Head of Strategy). There will be an opportunity to give ideas on how the parish sector can work more effectively with the district council in the future and to also discuss key strategic issues. Cllr Mitton is unable to attend due to a family commitment. The Clerk said she was unable to attend as she had just arranged another meeting for that date. Details will be circulated.

78/09/19. Finance:

a) To agree and authorise any payments. The following payments were agreed.

Mrs J Larcombe - £305.25 Clerk's salary and expenses (Payment Ref: 1920/17)

Cllr Mrs M Blogg - £20.98 expenses claim for printer cartridge (Payment Ref: 1920/18)

The Clerk informed councillors that since the last meeting a payment of £14.20 had been made to Francis Carne Associates for a pack of small posters to encourage people to pick up their dog's poo (Payment Ref: 1920/16)

b) To confirm closure of NatWest Current Accounts. The Clerk confirmed that all the money in the Council's NatWest current account has been transferred to the Unity Trust Bank current account.

79/09/19..Playing Field:

a) Any matters to report from inspections carried out during the previous month; any actions taken or to be taken as a result. The condition of the nets on the goal posts continues to deteriorate and they need to be removed. The new nets will be put up in the Spring and clips will need to be ordered.

b) Any other playing field matters. A place has been booked for Cllr Nutt on a Playground Awareness and Inspection Training Session organised by Somerset Playing Fields Association. The session will take place on October 8th at Woolavington Village Hall. Mr Stanworth has cut back the hedge in the play area. The playing field hedges are due to be cut on the first weekend in October.

80/09/18. Footpaths: any footpath matters brought forward. No matters brought forward.

81/09/19. To discuss feedback from Community Infrastructure Levy Consultation & refurbishment of street signs. This item was deferred to the next meeting.

82/09/19. To discuss how the Parish Council communicates with parishioners. It was generally agreed that the Council needs to use additional methods of communication to circulate information to parishioners. Few, if any, parishioners read the notices on the notice board or look on the parish website on a regular basis. It was suggested that a Parish Council Facebook page could be set up with outgoing information only. Parishioners could communicate through the usual channels. This will be discussed again at the next meeting. Councillors noted Cllr Nutt's concerns about using Facebook. This item will be discussed further at the next meeting.

83/09/19. To discuss Electric Vehicle Charge Point Fund grant funding. It was noted that there will be electric vehicle charging points included in the plans for a House of Somerset, which would be built on the edge of the parish. The proposed development discussed earlier in the meeting will also include electric charging points. At present there is some funding available to install charge points but there is a risk that this might disappear. The Village

Hall Committee will be asked if they are interested in installing a charging point. This could possibly generate some income for them.

84/09/19. Remembrance Day arrangements. The RBL will be informed that the Parish Council will not be requiring a Remembrance wreath this year and will just be making a donation. The wreath from 2018 will be used again and it will be taken down after Christmas. Cllr Mrs Blogg does not want to read out the names at the War Memorial on Remembrance Sunday and another representative from the Parish Council will be agreed at the meeting on 6th November.

85/09/19. Route 60 Presentation update. West Buckland WI has already booked a presentation for April and it has been suggested that the Parish Council could combine with them. Cllr Mrs Blogg will contact the WI to see if they would be willing to open up the presentation to anyone in the parish that was interested. The presentation would need to start at 7.30pm with the WI business part of their meeting being held afterwards.

86/09/19. Correspondence and items of interest. A parishioner painted the post box in the centre of the village and even took the trouble to paint the lettering in black. A short while later Royal Mail arranged for the Post Box to be painted and the lettering was painted over with red paint.

The Welly Hopper is a new patient transport scheme for registered patients at the Wellington Medical Centre who have difficulties in getting to and from the surgery. Bookings can be made between 10 am and 2pm by phoning 07412 399012 on Tuesdays and 07305 617047 on Thursdays. This scheme has been formed and will be run by the WMC Patient Participation Group.

A number of advertising signs have been removed from around the Blackdown Garden Centre entrance. The Parish Council had no involvement with this.

87/09/19. Any urgent business at the Chairman's discretion. There was no urgent business.

88/09/19. Date of the next meeting. The next meeting will be held on Tuesday 29th October 2019. Cllr Mitton gave his apologies as he will be attending the NALC Conference.

Appendix A

- Members Improving Lives Grant Scheme’ – I recently sent a briefing paper with the detail of how this £2k fund will work and the criteria which needs to be met.
- Improving Lives to Prevent Demand Fund – Ditto for this £850k fund which is being administered by officers rather than councillors.
- Superfast broadband – I’m sure you will be on top of the news with this one. What can I say, calamitous, disastrous, scandalous, and worse. I told you so, and I told you so several times over. And now I have been proven correct. The programme has collapsed and CDS say they are going to start all over again with a new procurement exercise before the end of December. This means they will take a year to appoint a new contractor(s) - November 2020 is the anticipated date - and any new contractor(s) will take a further two to three years to deliver a full-fibre network. In other words, many people are possibly going to be waiting until 2023. It has been well known recently that Gigaclear had been failing to hit its targets, and now the scale of the failure is becoming known – against a target for the end of June this year of connecting almost 28,500 premises, they connected fewer than 500. No, that is not a typo! It really was that staggeringly poor. You will probably have heard me say this before, but I still maintain we need also to start over again with a new CDS board. Others believe it should be taken out of the hands of CDS and handled direct by Government. I am currently looking at alternative superfast broadband delivery programmes for communities and I will issue a briefing paper to parishes once I have pulled the info together.
- School transport - For the first time in over 25 years the county council is now operating its own school bus fleet. We’ve bought seven 53-seat buses which are described as ‘green’ because they are low emission vehicles. It is a major investment in school transport service delivery and at the same time is saving money for the council. The new logo design shows silhouettes and scenes from around the county and will be used extensively in the future on minibuses, highways vans, and numerous other vehicles.
- A358 – You should have been separately notified of the community forum meeting being held tonight (Tuesday) at the Holiday Inn, Taunton, 7.30-9 pm. I was invited to attend but I felt it more important to come to the parish council meeting, as I can easily be updated afterwards on what comes from the forum.
- Stand Up for Care - The council’s Stand Up For Care petition has now been backed by three major local government bodies. The petition calls for cross-Party discussions before Christmas on how to address the national social care funding shortfall. Leaders of all political groups at the county council have given it their backing and now they have been joined by the Local Government Association, the County Council Network, and the Association for Directors of Adult Social Services. The petition is hosted on the www.petition.parliament.uk website and can be found by visiting the site and searching ‘Somerset’.
- Emotional and Mental Health Support – There are some parent educational programmes provided by the voluntary sector with the next courses on 9th and 16th October. Full details are available from lfinnis@somerset.gov.uk who is the health promotion Manager, and applications must be in by 16th September.
- Somerset Fund – County want to make connections with any local businesses which might want to donate to this new fund. It is a joint venture between county council and the Somerset Community Foundation which administers it. The fund makes grants to small local charities across Somerset with the grants 50% match funded. It is something which would help businesses and families who want to support charities but struggle to identify suitable ones or if they want to support a range of good causes. There has been an early round of grants awarded this year, £26,000 shared between nearly 30 groups, and they want to have a second round of grants in the autumn. If anybody can make an introduction the email to muse is laura.blake@somersetcf.org.uk.

Appendix B

Report from the Citizens Advice Bureau AGM held on 3 Sept 2019 at 10.00am at the CICI Hall, Taunton

Deputy Mayor Sue Lee welcomed everyone and congratulated the CAB on their ongoing excellent work.

Audited accounts

- Provision cut from 5 to 4 days per week as a result of cuts. SCC cuts start end of 2019 with loss of £80,000. Grant secured from Harry Smith Foundation to cover for three years of £30,000pa. This will mean a deficit in April 2020. The CAB core funding is £120,000 with saving of £32,000 in salaries.
- Balance sheet • £254,000 in bank in April, debt £113,000 and £115,000 needed for renovation and upgrading IT. This year will end with a deficit. Taunton Deane funding is assumed not to be forthcoming after year end.

Annual Review Key point: because of austerity more mental health issues are being identified.

Achievements

- 7,363 people with 22,000 issues helped by over 100 volunteers in six locations.
- Key services are: - Core Advice - Multiple Sclerosis - Macmillan Cancer support - Taunton One Team - Homelessness Debt Advice - Young Citizens Advice - Research and Campaigns Current provision - Wellsprings Hospital inpatient ward and drop-in service - Gender Violence and Abuse - Pension-wise for over-50s. This is a large range of services with funding challenges. - Benefits advice and intervention 2,313 clients with 8,133 credits appeals and court representations. - Debt Advice 817 clients, 3,056 debt issues tackled. There were 19 clients with an average of £16,000 in debt to resolve. - Housing Advice 692 clients, 1,352 housing problems - Employment 680 clients with 1,585 problems; one case involved a £17,000 court settlement. - 168 clients reported mental health issues which is well below actual total. 33% were work pressure related. - 884 clients with 1,801 consumer issues - 24% of all clients experienced domestic abuse. - Research has found that 32% of GP referrals involved extra support for personal independence payments, employment support allowance and charitable intervention (food banks). Also 60% of clients need some form of mental health intervention or support but do not know this. - There are over 100 volunteers who represent the best of CAB, relieving funders of huge pressures. Numbers are increasing and improving which is an enormous cost saving for Taunton Network services. Available for talks and free advice.

Guest Speaker, Frazer Keith, Head of Somerset Police Cyber Unit

(frazer.keith@avonandsomerset.police.uk) Cyber Crime Avon & Somerset Police Digital Defender Services. Cybercrime is an exponentially increasing borderless crime issue from IP addresses anywhere in the world. Victims of cybercrime are now being treated as seriously as crime victims.

The purpose of the talk was to frighten people into taking more care with their computer activity. The speaker explained the ways in which the following crimes were executed and netted millions of pounds. One involved an air-conditioning hack. You can google the following.

- The Wannacry attack
- The NHS breach
- The Norsk Hydro Cyber attack
- Notpetya
- BA malware attack.

Main crime targets

- 31% of small businesses have lost an average of £3,650 through hacking attacks. 29% did nothing after attack.
- 52% of charities have lost an average of £9,470.
- 61% large businesses have lost an average of £29,000 through false invoices and malware.

The most successful Russian and North Korean financial attacks have occurred by using US NSA cyber weapons obtained via the dark web. These were based on windows 7 and stole billions of pounds from US cities with old Windows machines. These transactions are in bitcoin on the dark web.

The following websites were demonstrated to show how they can steal your information and your identity:

- Pipl
- The harvester
- Kali
- Shodan
- Checkit
- www.haveibeenpwned.com

Commonest forms of attack for ordinary citizens to be aware of are:

- Ransomware false banking sites
 - Denial of service attacks
 - Website vandalism and destruction
 - Mandate fraud
 - Sextortion
 - Basic fake website fraud is increasing
 - Romance Scams targeting 55-65 yr old ladies.
 - Fake emailers
 - Speaker mentioned suicides resulting from sextortion and romance scams
- Essential tips to protect your activity: Update antivirus constantly; keep firewall on; destroy data when you dispose of a computer; criminals obtain the old disks from garbage dumps and then use the info on them; backup everything; manage your digital footprint, Twitter, Facebook settings etc; use different strong passwords, three random words are recommended as very difficult to hack; manage and protect bank credentials - never give your bank details over phone; never ever open emails or click on links in emails from unknown persons - this is commonest form of Phishing and never open unsolicited free offers. Useful information is available from the National Cyber Security site, good advice and guidance for products and 3rd party assessment of digital footprint for small businesses; the GDPR practical guide www.livewire.com and www.ncsc.gov.uk