

## WEST BUCKLAND PARISH COUNCIL

Chairman – Cllr C Silverlight  
Perry House  
Blackmoor  
West Buckland  
Wellington  
TA21 9LH  
Tel 01823 663109  
email: [ccsilverlight@googlemail.com](mailto:ccsilverlight@googlemail.com)

Clerk – Mrs J Larcombe  
6 The Old School  
Chapel Street  
Tiverton  
EX16 6ND  
Tel 01884 252647  
email: [westbucklandclerk@gmail.com](mailto:westbucklandclerk@gmail.com)

[www.westbuckland.org](http://www.westbuckland.org)

**The minutes of a meeting of the Parish Council held on Tuesday 29th August 2023 at 7.30pm in the Committee Room, at West Buckland Village Hall.**

**Present:** Cllr's Ms S Drury (Chair of meeting), S Bellamy\*, J Nutt and A Paul.

**In attendance:** Somerset Council Cllr's R Henley\* and S Wakefield\*, 1 member of the public and the Clerk, Mrs J Larcombe.

\*Part of meeting.

**50/08/23. To receive apologies for absence.** Apologies were accepted from Cllr C Silverlight. In his absence the meeting was chaired by Cllr Ms S Drury, Vice-chair.

**51/08/23. Disclosure of interest in items on the agenda.** No disclosures at this point.

**54/08/23. To agree the minutes of the meeting held on 25/07/23 as an accurate record of the meeting.** The minutes were agreed as an accurate record of the meeting and they were duly signed by the Chair of the meeting.

**55/08/23. Matters arising from the minutes not covered by the agenda (for information only).** No matters arising.

**56/08/23. Somerset Council Report.** A written report for August was circulated prior to the meeting. Cllr Wakefield said councillors were trying to get the message out there about the work Somerset Council are doing.

The Government has changed its position on phosphate mitigation and today announced steps to unblock housebuilding to deliver homes for local communities while protecting and improving the environment through an explanatory paper on nutrient neutrality. She didn't know whether the bill would go through but if it does water authorities will not have to clean up rivers until 2030. 1700 homes in Somerset have been held up and lots of time and money has been spent on phosphate mitigation. Both Somerset West and Taunton Council and Somerset Council have put a lot of work in.

Cllr Wakefield has been supporting a West Buckland parishioner to try and get clear answers from Somerset Independence Plus.

She told councillors that Cllr Henley is keen for the Parish Council to do something regarding the lack of a bus service. When the Liberal Democrat parliamentary candidate knocked on doors in West Buckland the bus service was the thing that

people said they missed. Cllr Ms Drury said a bus service to Wellington and Taunton was needed in the morning to take people to work and school, another bus was needed at lunchtime and another in the late afternoon/early evening. Cllr Henley and Cllr Wakefield are prepared to deliver a letter around West Buckland. Evidence needs to be collected before the bus companies are lobbied. A bus service would open up travel links for the village. Cllr Henley has spoken to John Perrott, SC Service Manager Transporting Somerset, and First Bus about the cost of a providing a bus service.

Cllr Drury told Matt Barrow, CDS, that she wouldn't bother him until September for an update and will be contacting him shortly. There have been comments on the village Facebook page about problems with slow broadband speeds.

Cllr Henley joined the meeting at this point.

The Clerk had forwarded an email conversation between Kate Brown, SC Traffic Engineer, and a member of the public who had written to her regarding his concerns about vehicles speeding on the A38 past the junction with Hockholler Lane. In one of her replies she referred to 'a scheme planned shortly to improve the West Buckland junction area which is on the back of the housing development at Rumwell, which it is hoped will improve the safety at this junction with enhanced road markings'. Councillors asked the Somerset Councillors if they knew what this scheme was. As they were unaware of any planned scheme they will follow this up and get clarity about the scheme.

In the past month there have been 5 accidents/incidents on the M5 that resulted in motorists being diverted away from the motorway and the road through the village being used as a shortcut. This has caused congestion and queues in the village. Councillors would like to find a way of deterring motorists from doing this but there appears to be no easy answer. There is a weight restriction for lorries on Sawyers Hill.

The next Local Community Network meeting will be held on 12<sup>th</sup> October and a Highways Officer will attend. There will also be someone there to talk about bus services.

Cllr Wakefield and Cllr Henley left the meeting.

**57/08/23. Democratic Period.** The member of the public introduced himself as the Liberal Democrat parliamentary candidate for the constituency which includes West Buckland. He said he was attending the meeting to find out what issues there are in the parish.

**58/08/23. Update on broadband issues.** This was discussed previously under item 56/08/23. Parishioners in West Buckland village are experiencing problems with slow broadband speeds.

**59/08/23. Planning:**

**a) To consider any planning applications received by the Parish Council prior to the meeting.**

**46/23/0011/FULL** Formation of sand school with erection of building for jump storage and associated works at Moonview, Calways Lane, West Buckland (resubmission of 46/23/0006).

The Parish Council had received a letter of objection via email and that had been

circulated to councillors prior to the meeting. Cllr Ms Drury referred to the letter during the discussion on the application.

Comment: Despite West Buckland Parish Council commenting on the lack of information provided for 46/23/0006 this has not been addressed for this application and there is still a lack of information. West Buckland Parish Council cannot recommend approval for the following reasons:

- Overdevelopment of the land
- No change of use from agricultural to equine
- The sand school would be built on the legal route of public footpath WG14/16
- The large size of the proposed building to store jumps. This does not comply with Development Management Policy D2 of the Local Plan, especially as there are other buildings on the site that could be used.
- Lack of information about drainage. There is a risk of increasing the surface water draining onto Catts Lane, the drive to Grove Farm and The Grove
- Access and parking if this an application for commercial use.

Should the planning officer be minded to approve the application the Parish Council ask for a condition limiting use of the sand school to personal use of the owners of the land only.

The Clerk will contact Planning Enforcement and ask them to follow up on The Parish Council's previous concerns about possible planning breaches.

Cllr Bellamy joined the meeting at this point.

**43/23/0076/A** Display of 4 No. advertisement/sponsorship signs on West Park Roundabout, A38/193, Wellington (Neighbouring parish application). No comment.

**b) Withdrawn application - 46/23/0010** Change of use of land from agricultural to domestic curtilage and installation of 2 No. wood burner flues at Catsbear Farm, Ruggin Road, West Buckland. Noted. The Landscape Officer had commented that increasing the domestic curtilage opens up the potential for changes to be made to the land that could contribute to the erosion of the rural character of the landscape and do not include any public benefits that would result in betterment to the class Q permission, and so in landscape terms it would be preferable if the change of use was resisted.

**c) To receive decisions from planning applications determined by Somerset Council.** No decisions.

**d) Any other planning matters.** The Clerk had forwarded to councillors an email from the Clerk to Wellington Without Parish Council. His Chair had asked him to email to make the Parish Council aware of some hardstanding which is being constructed off the top road somewhere, mostly in haste, so possibly travellers. Cllr Ms Drury reported that she had had a look but hadn't been able to see anything.

## **60/08/23. Highways.**

**a) To note any required work to be reported to SC.** The graffiti on the bridge parapets under the M5 at Junction 26 is still there despite it being reported. Cllr Ms Drury and Cllr Nutt have both reported it and have had follow up emails from Fix My Street to ask if it has been removed. This will be followed up with National Highways.

**b) To receive an update on outstanding highways work (Kerb at Dyers Close and drainage in Silver Street).** No update.

**b) Update on repairs to fingerpost sign on Buckland Hill.** The damaged arm has still not been replaced. The Clerk now has a contact at IDVerde and they have told her they are waiting for a fitter to return from sick leave to do the replacement.

**c) To discuss issues in the village during M5 closures.** This was discussed during item 56/08/23 Somerset Council Report. There are no magic answers.

**d) Guidance from SC on introducing 20mph speed limits.** Guidance had been circulated to councillors prior to the meeting. Costs will be obtained. If other councils were also introducing 20 mph speed limits it might be possible to share advertising which could reduce the cost. Once costings have been obtained parishioners will be asked whether they are prepared to have the precept increased by that amount for one year.

**f) Any other highways matters.** No other highways matters.

#### **61/08/23. Finance:**

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

Mr N Richards - £60.00 grass cutting (Payment ref: 2324/24)

Mrs J Larcombe - £321.94 Clerk's salary and expenses for August  
(Payment ref: 2324/25)

H M Revenue & Customs - £18.80 PAYE for August (Payment ref: 2324/26)

R W Gale Ltd - £882.00 concrete bases for bench and picnic table plus installation  
(Payment ref: 2324/27)

A transfer will be made from the Current Account to the Instant Access Account to bring the balance back to £1,000.00.

**b) To note any receipts since the last meeting and the bank account balances.** Since the last meeting a VAT payment of £1,467.58 has been received. The current account balance is £2,428.78 and the Instant Access Account balance is £20,861.13.

#### **62/08/23. Playing Field:**

**a) Any points to note from the regular inspection.** No points to note.

**b) Completion of installation of new equipment.** The installation has been completed and the safety fencing removed. Mr Greenslade has had the swings inspected and has forwarded the report to the Clerk.

**c) Update on repairs to self-closing gate.** The Clerk will check that Mr Greenslade can fit a standard gate closer.

**d) Any other matters.** Permission has been given for the field to be used on 16th September for an annual dog show. A copy of public liability insurance and a risk assessment for the event were provided.

Cllr Ms Drury has been investigating the cost of cricket nets and astroturf and whether there is any grant funding available. She reported that there are lots of mobile cricket nets available to purchase. Astroturf is usually used with the nets and is usually the biggest expense. It was noted there are a set of painted wickets on the new kick wall. The Parish Council's finances will be reviewed at the October meeting with a view towards the possibility of putting money towards more play equipment.

#### **63/08/23. Footpaths:**

**a) Update on problems on Footpath WG14/11.** Vegetation has been cut back

and the electric fencing is not working. Mr Coate, Senior Rights of Way Officer (Maintenance) SC, will be asked for an update.

**b) Any other footpath matters.** Cllr Silverlight has contacted Mr Coate with details of the ownership of the land on Footpath WG14/30 where ROW are planning to replace stile 44108 with a kissing gate.

**64/08/23. Arrangements for meeting with Amy Green, SC Development Enabling Specialist, to discuss affordable housing.** Amy Green will be attending the meeting on September 26<sup>th</sup> and will be given a slot close to the start of the meeting. Her attendance at the meeting will be advertised when notice of the meeting is published. Anyone seeking housing is welcome to attend.

**65/08/23. Correspondence.** The meeting with the Chair and Vice-chair of the Village Hall Committee will take place on 3<sup>rd</sup> October at 6pm.

**66/08/23. Any urgent business at the Chairman's discretion (Not for Decisions).** No urgent business.

**67/08/23. To agree the date of the next meeting.** The next meeting will be held on 26th September 2023. Cllr Ms Drury gave her apologies.

Signed:  
Chair  
Date: