

CHEDDON FITZPAINE PARISH COUNCIL

Minutes of the Meeting of the Parish Council held at 7.00 pm on Thursday 12 March 2015

in the Memorial Hall Committee Room

Present: Cllrs D Webber, Isaacs, Thomas, Thompson, Woollacott, D Cllr Cavill,
Mrs T Cavill (Clerk to West Monkton). Four members of the public.

Clerk: Mrs J Pearson

1. **Apologies for absence:** SCC Cllrs Fothergill & Gordon, D Cllrs Waymouth & Nottrodt,
2. **Declarations of personal/prejudicial interests:** None
3. **Minutes of Parish Council Meeting on 8 January 2015**
It was **resolved to approve** the Minutes unanimously.

Public Question Time

A member of the public spoke to thank the Parish Council and Clerk for the informative website that gave 'attention to detail' regarding the parish. From outside the county he was looking to purchase a property in the parish. Assurances were sought from SCC regarding a legal aspect which, once clarified, lead to a property purchase. The delight was evident at moving to a parish with many special attributes and qualities.

4. **CHEDDON WARD: Including Cheddon/Rowford/Upper Cheddon:**

Vacancies:

Parish Councillor – a member of the public has come forward to be a parish councillor, and it is understood a second person could be willing to stand.

Footpath Officer – Mr Philip Boyce has agreed to be the Footpath Officer and the Parish Councillors have accepted his offer. Clerk to write to confirm. Cllr P Thomas to handover.

Tree Officer – position remains vacant.

Newsletter: The first Newsletter was produced and distributed for February 2015 to approximately 700 properties throughout the Parish. Thanks are recorded to the producer, and to the distributors. It has been well received, and feedback includes a reunion after 40 years of two parishioners who had been at school 200 miles away. Other residents new to the area have spoken of their delight at being part of a community, and of the wonderful jewel of the Memorial Hall. Cllr Woollacott and Clerk have agreed to produce subsequent issues. The first issue on red paper was thought too vibrant, and a pale green was chosen for the April issue. A few extra copies are needed on some rounds. Contributions for April requested to be received by 13 March, produced by 20th, to be printed and distributed by 25 March.

Pastoral Care Group

Clerk transferred £250 by BACS on 16 January 2015 as instructed and advised meeting of transaction. The money was from a Health & Well-Being Grant obtained from SCC Cllr Fothergill. Cllr Thompson spoke of the four training sessions being held at the Kingston Benefice Office on community skills regarding welcoming new parishioners to the area. Posters were on Notice Boards advising of the group. Cllr Thompson also requested that the PCG be informed

when someone moves into the parish by current residents. A Hospital transport and Prescription Service for residents of Cheddon Fitzpaine is being set up.

Update on Church: The replacement Associate Vicar for Ann Fulton has been made and the Clerk is to invite Rev Tony Woodward and his wife to the Annual Parish Meeting on April 16 to meet parishioners. The advert for the new Vicar is being produced and it is anticipated the interview will be in July, taking up the Incumbency later in the year. The property for the new rectory has been bought.

Logos- labels for publicising property purchased by the Parish – no further information

Lizanne House –Clerk had contacted the owners of the residential-care property, and arrangements were made for the roadside hedge and ditch to be cleared. This has been undertaken.

5. MAIDENBROOK WARD:

Waterleaze/Tudor Park

Cranes Close: The Clerk had used Land Registry documents to establish that the owners of Nos: 31 and 32 Cranes Close do not own the land between these properties and the footpath. The shrubs, saplings and brambles are overgrown, causing distress and nuisance to the local users of the area. This has been reported many times to the Clerk and TDBC DLO. It is understood at 12.3.2015 that DLO are contacting the Developer for instruction to tidy the site.

Clerk had found amongst papers an A4 leaflet folded in three, printed with financial assistance from English Nature, the Big Lottery and TDBC in 2004, promoting the wildlife and significance of this area. DLO to be reminded of this information when requests for maintenance are made instead of neglecting some areas.

Tudor Park/Glenmill Homes:

Following the approval of planning applications 08/14/0019 and 08/14/0020 in February 2015 discussions have taken place between the Developer, SCC Highway Design Office, D Cllr N Cavill and the Clerk. These discussions seek assurances regarding the completing of the outstanding road and maintenance issues. Subsequently, Parish Councillors agreed by email for the Clerk to distribute the following information by hand requesting residents speak to the Developer directly. He welcomes the dialogue.

Dear Residents of Tudor Park,

3 March 2015

Further to the recent planning applications, and questions raised by residents of Tudor Park, the Parish Council has been liaising with the various parties to look at issues raised by residents.

The area of Tudor Park has not yet been adopted by either Taunton Deane Borough Council (TDBC) in respect of green areas, or by Somerset County Council (SCC) in respect to the highways. This means that the responsibility for these still remains with the developers, Glenmill Homes Limited.

We have spoken with Mr Ottavianelli, Director of Glenmill Homes Ltd, and received verbal assurances that this will be finalised by the end of the building process. We have been advised by the Planning Department of TDBC that it has no further powers to ensure works are carried out.

SCC Highways have confirmed that there is a 'Secured Advance Payments Code Bond' in place, the value of which they advise should be sufficient to cover the outstanding highway related works required to bring the internal roads within the site up to an adoptable standard.

When all of the highway related works within the development site are completed by the developer to the satisfaction of SCC and that there is a signed Section 38 Agreement (Highways Act 1980) in place, the site will then go on to a 12 month maintenance period prior to adoption taking place.

The Parish Council will continue to look to work with both the residents and the developers to assist where we can in helping, but the scope of the Parish Council is now limited. Whilst the area remains un-adopted, the residents of Tudor Park should liaise directly with the Developer to look at outstanding issues of kerbs, potholes, street lighting etc. If a dialogue commenced now, it may be possible to include requests in the ongoing development of the site. Once the area has been adopted, any requests for amendments or issues would need to be added to the general list of highway fixes that SCC have, and would join the long list of other activities that the county council have to deal with.

Glenmill Homes Limited can be contacted either through their web site <http://www.glenmillhomes.com/> or **Phone: 07850 741726 Email: steve.glenmillhomes@edeva.net**

Kind Regards,

Jo Pearson

Parish Clerk to Cheddon Fitzpaine

07891 529809

cheddon@live.co.uk

The Developer has informed the clerk verbally of the current update:

David Galley, TDBC Tree Officer has visited the site to discuss the trees and subsequent plantings. The site of Brook House is being cleared of vegetation to allow the footings to be built before April 2015. No work will be undertaken for a couple of months whilst another property outside the area is completed. It is anticipated that both Brook View and Park House will be built together and subsequently the roads can be finalised.

Bus Shelter near Crown Roundabout A3259: Clerk contacted Clear Channel who install bus shelters for Adshell, the advertising agency. It was thought that this reduces costs. The Clear Channel representative advised contacting John Herrington of TDBC and coincidentally had a meeting arranged the following day. JH has advised that TDBC administer and arrange bus shelters and that a cost of approx. £1,000 would be due to the parish. Clerk to arrange meeting to establish more information and report to councillors. Bus 29 route via West Monkton is being reduced under current cutbacks and WM Clerk suggested support is needed to maintain some bus services.

Environment Agency – Attenuation pond/headwall. Brash had built up at the headwall and clerk contacted EA to arrange clearance following winter weather. This had been undertaken promptly.

Trees in Brook adjacent to No 5 Waterleaze: No action taken in N Whitmore's absence. Clerk requested again that the tree on an angle is removed, and NW says the other stumps will not be reduced in height, but will be pollarded every two years.

Sheep Dip – Josep Galicia informed of the leaning tree and agrees it will be removed.

Dog Waste Bin – by Play Area – no information received regarding installation. Clerk to chase.

Swing – Play Area – clerk reported DLO had not made any arrangements to replace the swing. Clerk is instructed to contact Chris Hall of DLO, and copy Cllr Catherine Herbert of Open Spaces.

NERROLS/SUMMERLEAZE

Grant of £100 to Knightstone: Discussion had previously taken place and it was **resolved to approve a payment of £100** to Knightstone Housing to purchase the sports equipment to be placed in the Community Box. This money to come from the £500 Health & Wellbeing Grant: It is understood that the key for the box and the equipment will be handed over to the local keyholder. **Proposed: Cllr Thomas, seconded: Cllr Woollacott**

Sports Provision for Stoney Furlong: Knightstone have won a bid to provide sports provision in the Priorswood area including SF which is planned for 10 April 2015. A variety of games will be on offer, and parents are invited to participate. This initial taster event will form the basis of sports provision in the summer holidays. Knightstone will manage the Risk Assessments, provide insurance, and Hulabaloo Tea Van. Clerk to arrange for the Police, County Gazette and Mayor to attend.

White Lines on the football pitch, to include running lines. Knightstone have informed the clerk that they would be prepared to fund the initial white lining, but request the parish fund the subsequent re-lining. Accordingly, TDBC DLO have been requested to give a quote for the two tasks and bring to next meeting.

Stoney Furlong – trees adjacent to No. 47. TDBC DLO have thinned and trimmed the trees on the roadside that were causing offence to neighbours. Thanks have been received.

Waste Bin adjacent to benches – no information available on installation dates.

Parking issues raised at Cashford Gate: Clerk had been informed of parking problems restricting access and contacted SCC Highways who responded this is a common problem on estates, that yellow lines are rarely painted, and advised contacting the Police. PCSO has contacted the complainant and Highways, and advises that the area is being monitored. A polite request is being placed in the Newsletter asking for consideration.

6 SCC Reports:

Neither Councillor present

TDBC – Cllr Cavill

No increase in Council Tax. Legal departments of three councils are being merged. Advice will be available electronically. There is also an amalgamation of Building Control. He spoke of renewing the lease regarding the Market House in Taunton, and the proposed revamping of the building including relocating the TIC. A restaurant chain is expected to take over the Post Office building. Cllr Cavill advised that Wessex Water are offering Community Grants in April/September 2015 – Clerk to research if this could be available for Gadds Valley.

7 Crown Estate

Silt Trap beside road: Dennis Quick, Highways has agreed to the silt being removed twice yearly, and will arrange for this to be done. DQ had the ditch cleared by a digger which has reduced the problem

Gadds Valley: No new information received.

Reservoirs – Kingston St Mary. Clerk had received information that the next scheduled empty will be 2017 and 2018.

8 Hestercombe Garden Trust – no information

9 Highways

4/14/0051 Construction of new link road between A38 and the A3259 to the south west of Monkton Heathfield – Option C- variation of 48/14/0051. Cllr Woollacott spoke on behalf of the School, and the Clerk on behalf of the parish on 25.2.2015. The application was passed, but assurances received from SCC Highway designers that they understood the problems of taking 100+ young children along country roads built for the 19thC. Plans are supported by the County Councillor under the ‘small improvement scheme’ and traffic calming measures are being actively considered. Garry Warren looking at lines in Rowford. Cllr Thompson sought clarification regarding walking the children across the fields from the School to the Church. The paths are too muddy for most of the year and children do not all have suitable footwear. There are two styles that would need altering as staff cannot lift all the children over. The footpath cannot be diverted, and a shale path would be too expensive.

Gully sucking: Dennis Quick and assistant accompanied the Clerk on 9.3.2015 to assess the drains parish-wide. No maps or plans exist as it is not a mandatory or statutory requirement. Clerk to map drains uncovered by lengths-man. The Gully sucking lorry has completed the clearing of the drains and these will be undertaken bi-annually/2017. DQ agreed to arrange for the Jetting lorry to attend Maidenbrook Lane and from South Lodge to The Vicarage where silt is trapped under the road. Also approved are reinstating ditches between Parkgate and Upper Cheddon. A request to be inserted into the Newsletter and Link Up to request drivers do not drive on verges as the silt subsequently enters the drain system rendering them ineffective.

Lengthsman: Chairman had authorised Lengthsman to clear more drains identified after rain January/February, and DQ acknowledges the work undertaken by the Parish. Parish Councillors request Lengthsman to provide a report for ongoing maintenance work through 2015 and an estimate of costs. It is thought most drains have now been identified. It was **resolved unanimously to approve payment of £105** for work undertaken at Pump Station, Field Cottage, Parkgate, Manor Farm, and South Lodge to Vicarage.

10 Planning Applications for discussion

08/15/0001 Erection of ground floor extensions to the front (west) elevation and to the link extension at Willow Barn, Upper Cheddon, Cheddon Fitzpaine – no objections

11 Planning Decisions received

4/48/14/0047 Erection of two extensions to existing Materials Recovery Facility building and installation of a 10.1 meter high vent stack, Priorswood Household Waste Recycling Centra and Depot, Crown Industrial Estate, Venture Way, Taunton

08/14/0019 Erection of detached dwelling Park View on land at Tudor Park, Maidenbrook, Cheddon Fitzpaine – **conditional approval**

08/14/0020 Variation of Condition 02 (Approved Plans) of application 08/13/0011, erection of garage to be used in conjunction with approved dwelling at Brook View, Tudor Park, Maidenbrook, Cheddon – **conditional approval**

08/14/0022 - KP – DD Erection of single storey extension to form entrance and meeting room, erection of ground floor extension with canopy, external alterations and increase size of car park at Marshalsea House, Venture Way, Cheddon Fitzpaine – **grant permission**

12 Electoral Papers: Clerk had received the Notice of Election for Parish Councillors and District Councillors for erection on notice boards between 13-16 March. Nomination forms are available from the parish clerk on request.

13 Reports:

SCC/TDBC – see 6 above

Police – February 2015

Area G0221 Maidenbrook Ward

include reports of 4 Anti-social behaviour, four theft or damage to vehicles.

Area G0190 Cheddon Ward

Include one assault, one theft from vehicle, and one with damage to vehicle.

Memorial Hall – Cllr Thomas informed that a lighting survey is being requested. Clerk reported PWLB paid off – see item 14 below.

Footpaths – No report. Handover to Philip Boyce being arranged.

Priorswood Liaison Group: next meeting: 24 March 2015 at West Monkton Village Hall

14 Public Works Loan Board PWLB Clerk reported the Public Works Loan Board loan outstanding at 16 January 2015 stood at £5,180.95. The difference calculated between the 'minuted' sums refer to the daily interest rate. This was paid by BACS according to the approved Minutes in 8 January 2015. Clerk produced paper work to support the transaction. Clerk to inform Chairman of Hall.

NS&I. Current balance: £2,476.98, Interest received £18.58 (16.1.2015) totalling: £2,495.56 After discussion it was **resolved** to approve increasing the NS&I savings account to £3,000 which will be held in reserve for possible election contingencies. A cheque for **£504.44** approved. **Proposed: Cllr Woollacott Secoded: Cllr Webber.**

External Audit Information. Clerk informed the meeting of the closure for Audit Commission on 31st March 2015 and new arrangements for parishes from 2015/16. Clerk to attend a training session arranged by Grant Thornton (External Auditors) at Bristol on 31.3.2015. Small councils may be exempt from External Audit in future years but will have to comply with the new government Transparency Code.

Bank Reconciliation: at 3 February 2015. Figures checked and it was **resolved** to approve **unanimously**. Signed by the Chairman.

28-Dec-14	P J Pearson	Clerks Salary	SO	£400.83
31-Dec-14	Natwest	Interest £0.76		£0.00
06-Jan-15	Staples (Debit Card)	Computer Mouse	Debit Card	£10.39
09-Jan-15	SCC – Grant £500	Health & Well Being - Stoney Furlong Play		£0.00
09-Jan-15	SCC – Grant £250	Health & Well Being - Pastoral Care Group		£0.00

13-Jan-15	PJ Pearson	Clerks Expenses	561	£79.85
14-Jan-15	Brian Keal	Lengthsman (Upper Cheddon/Vicarage)	563	£86.40
15-Jan-15	TDBC - July 2014	Dog Waste Bin Summerleaze	565	£396.00
15-Jan-15	TDBC - July 2014	Rubbish Bin Yallands Hill	565	£372.00
16-Jan-15	PWLB Parochial Church Council	Final payment	BACS	£5,180.95
16-Jan-15	NS&I	Pastoral Care Group	BAS	£250.00
16-Jan-15	NS&I	Interest £18.58		£0.00
28-Jan-15	P J Pearson	Clerks Salary	SO	£409.65
29-Jan-15	SLCC	Membership 2015	562	£103.00
30-Jan-15	Natwest	Interest £0.56		£0.00

Natwest Business	£10,149.97
Natwest Current	£200.00
NS&I	£2,495.56
Total Funds	£12,845.53

15 Electronic Summons: It was noted that the law changed in January 2015 to allow Parish Councillors to received Summons electronically in future.

Local Government Act 1972 Schedule 12 amended paragraph 10(2)(b). LGA 1972 10(2)(b) **‘a summons to attend the meeting, specifying the business proposed to be transacted at the meeting and certified by the proper officer of the council, shall be sent to every member of the council by an appropriate method’.**

The Order inserts an extra sub-paragraph, paragraph (2)(A)

‘(a) “authenticated” means signed or otherwise authenticated in such manner as the proper officer thinks fit; and

(b) the reference to sending the summons to a member by an appropriate method is to-
 (i) leaving it at, or sending it by post to the member’s usual place of residence, or
 (ii) where the member has given consent for the summons to be transmitted in electronic form to a particular electronic address (and consent has not been withdrawn) sending it in electronic form to that address’

16 Payments approved for authorisation: It was resolved to approve payments unanimously.

Clerks Expenses: £138.68* **Lengthsman** £105.00 **Knightstone** £100.00

Community Council for Somerset Subscription: £40.00 **NS&I -** £504.44

Mrs P Cavill, West Monkton Parish Clerk £120**

(**Not received** SALC subscription: ? **TDBC grass cutting** £355 tbc **Waste bin emptying** £705 tbc)

* Mileage: £37.70 Office: £20.98 including two Land Registry charges of £6.00, ½ year BT line £80. (Clerk has paid annual line rental in advance resulting in a £10 saving)

** Thanks are recorded to West Monkton Parish Clerk who provided locum services for the Clerk’s holiday in part Jan/Feb 2015) and payment approved unanimously.

17 Annual Parish Meeting – 16 April 2015. Clerk asked to invite Rev Tony Woodward and his wife to attend. Clerk to provide refreshments as in previous years. Advertisements and Notices to be placed on Notice Boards, in Link Up and the April Newsletter.

18 Matters raised by Councillors

Chairman recorded thanks to **Phil Thomas** for his valuable contribution to the Parish for the past two years as Parish Councillor, Footpath Officer, and for producing the first two Newsletters. It is regrettable that he moved outside the parish making him ineligible to remain as a Parish Councillor at the forthcoming election.

19 Correspondence – Circulated:

Somerset County Council new phone number: 0300 123 2224
SCC Civil Contingencies Forms for completing SCC Leader Funding

The meeting closed at 9.08 pm

Denise Webber (signature on original)

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Chairman