

MUDFORD PARISH COUNCIL

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MINUTES OF A MEETING OF THE PARISH COUNCIL –Thursday 28th March 2019, Mudford Village Hall at 7.00pm

PUBLIC SESSION. Members of the public raised the following points:

Planning Application 18/01796/FUL. Land at Hook Drove, Ashington Lane, Chilton Cantelo. With decision data fast approaching neighbours remained concerned about the impact that a development of this size will have on the roads, verges, rights of way and countryside. The construction traffic was extremely worrying as the routes to be used are wholly unsuitable for the size and frequency of HGVs that would be using Hook Drove. Safety of walkers and horse riders would be compromised and they would like to see a restriction on operating times and weight/speed limits enforced.

SB informed members of the public that this item was not on the Agenda as it had not been received for comment by MPC.

Post meeting note: The planning application was received and considered by MPC in August 2018, with comments submitted to the above effect. No further correspondence relating to the application has been received.

Update was received on Planning Appeal Case APP/R3325/X/18/3214005, West Farm, Mudford. Residents had sent a letter of complaint to SSDC but, as yet had received no response. Tony Capozzoli suggested to attend the Area East Planning Committee to present the letter.

Mike Lewis recommended for residents to request an urgent meeting with Marc Dorfman, Principle Planning Consultant employed by SSDC and explained that elected councillors were observing a period of Purdah (pre-election period) therefore they would not be able to be involved until after the election.

| 1 | <p>Attendance and to receive any apologies for absence and to consider acceptance of the reason. Present: Stephen Bartlett SB, Phil Sargent PS, Nick Lanigan NL, June Lydon JL, Kay Mackenzie KM, Lawrence Weir LW. In attendance: Julie Ferguson (Clerk), Tony Capozzoli (District Councillor), Mike Lewis (County Councillor) Jean Jones (Village Hall Committee), 8 members of the public. Apologies received and accepted: Tony Cavalier TC</p> | | | | |
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| 2 | <p>Declarations of Interests. KM declared an interest in Item 6: Determination of Planning appeal APP/R3325/X/18/3214005 PS declared an interest in Item 9: Financial Matters; Payments - PS Services.</p> | | | | |
| 3 | <p>Reports. To hear reports from: County and District Councillors. Mike Lewis reported that the council have declared an underspend of £1.385m this year, against a projected overspend of £19m. The gross spend was £780m. There is also to be a 2.99% increase in Council Tax, which equates to 91p/week, for a Band D property. The Council Tax levy for flood water management is under review and currently with the House of Lords. If the Bill is successful, the Precept allocation for South Somerset River Authority will cease. Recently OFSTED have carried out a 'snap' Inspection and concluded that both Vulnerable Children's Services and Adult Social Care is improving. Tony Capozzoli reported that the stoppages on A303 had now been completed. There was a current Crimewave in and around Ilchester, with criminals reportedly gaining access to newer vehicles that have keyless entry fobs and stealing contents. Police. The Clerk reported that 1 incidence of violence had been recorded on Drove Lane in January. No further incidents of oil theft had been reported to the Clerk. Village Hall Committee. Jean Jones informed everyone present that the Fish & Chip Quiz night had now been moved to the 25th April (previously 5th April). The Village Hall Committee had received a £1000 legacy from Joyce Crang for which they were extremely grateful. A letter of thanks has been written to the family and the donation will be put to good use with complete redecoration of the hall planned. Quotes have also been received for water leak repairs. <u>Dates for the Diary:</u> 18th April – Easter Café & Easter Bonnet competition (with Easter eggs for all children) 25th April – Fish & Chip Quiz Night Clerk. Nothing to report.</p> | | | | |
| 4 | <p>To approve as a correct record the minutes of the Parish Council Meeting held on 28th February 2019. Resolved: It was proposed and unanimously agreed to approve the minutes of the meeting held.</p> | | | | |
| 5 | <p>To consider the following planning applications and make recommendations to the planning officer:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 30%;">Ref</th> <th>Detail</th> </tr> </thead> <tbody> <tr> <td>Amended plans & additional information for 15/03942/FUL (attenuation ponds) & 14/02554/OUT (Primrose Lane development)</td> <td> <p>Scheme Viability Appraisal. The main areas for concern were discussed with the following points being put in OBJECTION to the Planning applications and Scheme Viability Appraisal: Management of Anthrax contamination and the budget impact? The Parish Council would like to see a specific breakdown of costs relating to how the contaminated land is to be managed and the impact on the surrounding areas (recently it has been brought to a Councillors attention by the Water Board that water pipelines cannot be routed through contaminated land, for example). Affordable housing reduction and location? MPC are concerned about any reduction in</p> </td> </tr> </tbody> </table> | Ref | Detail | Amended plans & additional information for 15/03942/FUL (attenuation ponds) & 14/02554/OUT (Primrose Lane development) | <p>Scheme Viability Appraisal. The main areas for concern were discussed with the following points being put in OBJECTION to the Planning applications and Scheme Viability Appraisal: Management of Anthrax contamination and the budget impact? The Parish Council would like to see a specific breakdown of costs relating to how the contaminated land is to be managed and the impact on the surrounding areas (recently it has been brought to a Councillors attention by the Water Board that water pipelines cannot be routed through contaminated land, for example). Affordable housing reduction and location? MPC are concerned about any reduction in</p> |
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| | | affordable housing numbers as the village and neighbouring parishes provide few options for young people trying to get on the housing ladder. They are also concerned that the housing will be clustered rather than the preferable 'Pepperpotting', which has been shown to prevent problems in the community from occurring once the development is established. Community benefits to Mudford Parish Council (S106) are insufficient. The demands on the Parish with an increase of 200% in housing will not be able to be satisfied with the proposed £20,000 contribution to MPC. £300,000 as a minimum is required in order to secure land and infrastructure for the Cemetery <u>alone</u> . There will be many more costly impacts to the Parish, throughout the development phase and after completion. This would not even appear to have been considered by the developers. Green space is of particular concern. The Parish Council need to see the 40% rule enforced, helping the development nestle into the countryside, rather than being a dense area of housing in stark contrast to the rest of the village. The report only shows 25% green space, this is unacceptable to MPC. |
| 18/03966/COU Mudford Business Park and The Half Moon Inn | Car parking for B1 units to the rear and shared forecourt parking for B1 units and adjacent public house MPC were pleased to see improvements being carried out at the former unused forecourt, presenting a much more pleasing aspect as you approach the village of Mudford. They voted unanimously in support of the application and would like a recommendation that the extra parking created be utilised by staff of the Half Moon Public House primarily, rather than the Village Hall car park. | |

6 To receive the following determination of planning notices: The following notices were received and noted:

| Ref | Detail | Decision |
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| TOWN & COUNTRY PLANNING ACT 1990 - SECTION 78 PLANNING INSPECTORATE APPEAL REFERENCE - APP/R3325/X/18/3214005 APPEAL IN RESPECT OF APPLICATION DECISION REFERENCE: 18/01767/COL APPEAL STARTING DATE - 4 February 2019 APPEAL TYPE: Written Representation APPEAL BY - Mr Philip Gunning | Application for a Lawful Development Certificate for the existing use - Parking on land and servicing within a building of two HGV lorries operating in general haulage, alongside uses specified in planning application 16/03580/COL dated 21 October 2016. | Appeal case adjourned until 18 th Sept 12pm |

KM attended the court case with 16 community members. KM reported that they were finally allowed in to the Court Room after around 2½ hours and the case lasted 7 mins. SSDC Solicitor presented the case which was immediately adjourned on points of law. The Magistrate was concerned that 18th September was too long and not in the public interest. The reason given was the Inspector's report would not be ready until this time due to the amount of work involved with the case. It had been noted that if the appeal is upheld by the Inspector, no other outstanding appeals will be heard. SB asked the Clerk to request that the Planning Inspector visit the Parish and meet with the community as this has been an ongoing planning issue for many years with considerable public interest. Clerk to contact Planning Inspector.

7 Other planning matters.

The following planning application was received after the Agenda had gone out. It was discussed with the permission of the Chairman.
19/00482/FUL – Retention of building to the west and extension to permitted agricultural building – retrospective.
KM stated that generally it was disappointing that yet another retrospective application was being presented and felt that the planning department did not enforce proper process correctly.
After consideration, the following advice was unanimously agreed;
Whilst they have no objections to the retention of the building and extension to the permitted agricultural building, it has been observed that rainwater runoff from the roofs has contributed to flooding further along the lane.
MPC would like conditions relating to drainage on site, either a proper soakaway or drainage into a ditch.
Furthermore, landscaping and tree planting to the north and east elevations is needed to help the development blend into the countryside. Standard conditions on this being maintained for a period of not less than 3 years would also be required.

8 Council Matters.

Cemetery.

- Cemetery headstones risk assessment. PS reported no issues with headstones. The memorial re-siting had been well received and thanked the Parish Council for providing the funds for this to go ahead.
- Agree exclusive rights of Burial: Plot T49 – Mr Edgar Snell & Mrs Joanna Snell. RESOLVED: it was proposed and unanimously agreed to approve and sign the exclusive rights of Burial for Mr & Mrs Snell in plot T49.
- Agree response to SSDC request for information - Burial plot capacity and Muslim Funerals.

Questions posed and answers agreed as follows:

- 1) Does your Parish have consecrated burial ground? The Cemetery has consecrated & un-consecrated ground.
- 2) Have people from other faith communities already been buried in the Cemetery? No, only Church of England.
- 3) How many years capacity does the Cemetery have? Currently 100 yrs, but after housing development, 30 yrs.
- 4) Would there be an interest in helping to meet the burial needs of other faiths? Yes, if they live in the Parish.

Playing Field and Play area.

To receive playing field inspection reports from the relevant councillor and agree any actions arising. KM submitted inspection sheets, there was nothing significant to report.

- Trinity Cycle assessment. Clerk reported that HAGs have opened a claim number and will contact the Clerk before visiting the site. SB suggested that it needs to be used more regularly to enable it to move more freely.

Highways and Parish Paths.

To receive reports regarding highways and agree any actions arising.

PS requested a situation update regarding Mr Garrett's ditch with John Nicholson (SSDC). Clerk to contact Mr Nicholson.

- Consider finger post maintenance and decide whether to buy this service. Tony Capozzoli explained that Luigi was struggling to source the equipment to properly maintain the finger posts as per regulations. PC agreed to wait until Luigi was in a position to carry out maintenance.
- Green Close Farm footpath & bridge correspondence. Mr Mulford explained that the future of his letting business was dependant on the footpath & bridge not being open to the public in the future. SB explained that the process of re-routing the footpath was a costly and timely process and that in the first instance Mr Mulford should contact Eve Wynn, SSDC Rights of Way Officer to discuss the options. PS suggested that perhaps the owners were missing an opportunity to see the footpath arrangements as a benefit to holidaymakers, as it provided access to the historic Monarchs Way and Village facilities.

Other Council Matters

- Agree to adopt Mudford Parish Council Standing Orders (current Jan 2017). RESOLVED: it was unanimously agreed to adopt the Standing Orders for 2019, with a review planned in 2020.
- Consider organising a "Great British Spring Clean" village and river walk. The date of 20th April was agreed as a suitable date for the activity to go ahead. Clerk to provide posters for noticeboards and website, LW to book the Hall for refreshments after the event.

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FINANCIAL MATTERS.**To approve the following payments and two signatories for cheques:**

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| Salaries | March 2019 | £410.78 |
| HMRC | March 2019 | £97.80 |
| Postage telephone and mileage | March 2019 | £30.60 |
| Lightatouch | Internal audit & risk assessment | £250.00 |
| SSDC | Playground Inspection | £127.20 |
| PS Services | Cemetery caretaker | £90.81 |
| J Ferguson | PC Laptop (reimburse) | £553.99 |
| Burrows-Hutchinson Ltd | Viability report assessment | £1188.00 |

Other finance matters.

- Internal Auditor Update – report from visit on 1 March. Consider and agree financial risk assessment. RESOLVED: the Council reviewed and noted feedback from internal Audit. In particular, Clerk to note that all spending from budget allocations should be carefully minuted.
- Review insurance renewal risk presentation. RESOLVED: Renewal valuations presented as acceptable to go forward for insurance renewal quotation.
- To approve the cash book and bank account reconciliation for 28 February 2019 – 27 March 2019. RESOLVED: it was proposed and unanimously agreed to approve the cashbook as set out below.

| MUDFORD PARISH COUNCIL 28 March 2019 | | | |
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| Receipts & Payments 28th February 2019 - 27th March 2019 | | | |
| | Balance 28/02/19 | | £ 55,357.74 |
| RECEIPTS | | | |
| | Bank interest | | £ 4.64 |
| | Bank interest | | £ 4.14 |
| | VAT refund | | £ 2,429.23 |
| | Wills - Exclusive rights | | £ 100.00 |
| Total Receipts | | | £ 2,538.01 |
| PAYMENTS | | | |
| | 28/02/2019 Salaries | | £ 410.98 |
| | HMRC | | £ 97.60 |
| | Postage telephone and mileage | | £ 17.90 |
| | PS Services (Cemetery Caretaker) | | £ 72.00 |
| | PS Services (rock salt) | | £ 34.40 |
| | Westcotec (speed camera repair) | | £ 501.60 |
| | LQM (additional Anthrax report) | | £ 3,345.60 |
| | HAGs (Playing field equipment) | | £ 17,040.00 |
| | ICO data protection annual fee | | £ 35.00 |
| | Appleby & Childs (re-siting of Memorial) | | £ 198.00 |

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|--|-----------------------------------|---|--------------------|--------------------|
| | | Total | | £ 21,753.08 |
| | Balance | | | £ 36,142.67 |
| | BANK ACCOUNT STATEMENTS | | | |
| | Current Account | | £ 100.00 | |
| | Business Account | | £ 27,016.62 | |
| | Business Reserve Account | | £ 9,365.45 | |
| | TOTAL BANK ACCOUNTS | | £ 36,482.07 | |
| | Add outstanding lodgements | | | |
| | Less outstanding payments | PS Services £72, PS Services £34.40, Appleby & Childs £198.00, ICO DD £35.00 | £ 339.40 | |
| | Balance | | | £ 36,142.67 |

- To consider ytd budget expenditure. RESOLVED: Ytd budget expenditure was circulated, checked and signed. PS requested that it be minuted that the Parish Precept element of the Council Tax had NOT been increased this year by MPC.

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| 10 | Correspondence. Consider the following correspondence and agree any actions arising: <ul style="list-style-type: none"> Request to run a Playday on 10th August. LW agreed to take the request to the village hall committee for their consideration. |
| 11 | LIST OF ITEMS DISTRIBUTED AND AVAILABLE SINCE LAST MEETING: Rural Services Network News Bulletins; CPRE Newsletters/Campaigns; NALC Bulletins; TMW Newsletter; Local Elections 2019; |
| 12 | Newsletter. <ul style="list-style-type: none"> Consider items for next Newsletter. Due to time constraints, it was decided that it would not be possible to advertise the Great British Spring Clean in the newsletter. |
| 13 | Challenge to development at up Mudford. To resolve to exclude the press and public under s1 (2) Admissions to Public Meetings Act 1960 as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted. (professional advice) Planning Application 14/02554/OUT. It was not necessary to remove the public. Receive update on legal / professional advice and consider any actions arising. There was nothing to report. |
| 14 | Agenda items <ul style="list-style-type: none"> Consider items for next PC meeting. No items were forthcoming. NEXT SCHEDULED PARISH COUNCIL MEETINGS: 25 April 2019. Further meetings will be called as necessary. |