

MUDFORD PARISH COUNCIL

Clerk: Sue Graham. Sun View, Babcarry Lane, Keinton Mandeville, TA11 6DR

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MINUTES OF A MEETING OF THE PARISH COUNCIL – Thursday 1 December 2016 at Mudford Village Hall at 7pm

PUBLIC SESSION.

Members of the public present expressed concern about item 6 on the agenda - West Mudford Farm Certificate of Lawfulness (COL). TC explained the status of the COL which had confirmed the lawful use of the site according to previous use. The planning application had been refused. The current position was that use should cease by end of Jan 17 as required by the enforcement notice. Should this be appealed, the date would be suspended while the appeal is heard. Concern was expressed about the ongoing activities and the likelihood of an appeal.

The Chairman noted that the issues raised in the original planning application hadn't changed: flooding of road, operating hours, difficult access. It was also noted that although Highways had not objected to the application, comments had been made about the need for passing places. Land would need to be acquired to construct such passing places. Members of the public expressed frustration that activities were ongoing.

TC confirmed that the PC had submitted a complaint about the licence to the Office of the Traffic Commissioner about activities at the site, and the application for planning permission. The OTC had subsequently been in touch with SSDC and the planning officer had provided information on the current position.

Points were raised about the relationship between the operator's licence, certificate of lawfulness and planning refusal. Members of the public had also written to the Office for the Traffic Commissioner about the operator's licence. The PC was thanked for its efforts in challenging this application.

The Parish Council and District Councillor were thanked for their opposition to the recent Hales Meadow application which had been refused. Concern was expressed about comments appearing on the SSDC website from the applicant – which had misquoted a Mudford resident. Mike Lewis suggested that a request could be made for the names to be removed.

801	<p>1. Attendance and to receive any apologies for absence and to consider acceptance of the reasons. Present: Stephen Bartlett SB (Chairman) Tony Cavalier TC (Vice Chairman) June Lydon JL, Phil Sargent PS, Nick Lanigan NL, Diane Vaughan DV. In attendance: Tony Capozzoli (District Councillor.) Mike Lewis (County Councillor) Sue Graham (Clerk) 5 members of the public. RESOLVED: It was proposed and unanimously agreed to accept apologies from Geraldine Mabey and Jean Jones (village hall representative)</p>				
802	<p>2. Declarations of Interests. There were no declarations</p>				
803 804 805 806 807 808	<p>3. Reports. To hear reports from: County Councillor. Mike Lewis reported that SCC had approved £104m capital spend on infrastructure projects for 2017-18, involving some 3rd party contributors. Previous discussions had noted a potential £24 million overspend during 16-17, this had reduced to £16m, with the aim of a balanced budget by March 2017. District Councillor. Tony Capozzoli reported the following</p> <ul style="list-style-type: none"> • Councillor Martin Whale (SSDC representative for Police and Crime Commissioner) had reported Yeovil police station was due to close, there would also be a review of neighbourhood policing. • Enforcement action for 14,16,17,20,22,24,25 Hillview would not be pursued (in light of application 16/04221/FUL being granted) <p>Police. The police were not in attendance Village Hall Committee J Jeans had sent apologies Parish Environment Warden. Geraldine Mabey had sent apologies Clerk. Jo Dalton Leggett had received a Somerset County Council Chairman's Award for Services to the Community following the Parish Council nomination. Jo had been unable to attend the ceremony in Taunton but had received a personal visit from the Chairman. It was suggested that this should appear on the website. Action: Clerk</p>				
809	<p>4. To approve as a correct record the minutes of the Parish Council Meeting held on 27 October 2016. Resolved: It was proposed and unanimously agreed to approve the minutes as a true record of the meeting held. SB also signed the closed minutes from 29th September which had been agreed on 27 October.</p>				
810	<p>5. To consider the following planning applications and make recommendations to the planning officer:</p> <table border="1" data-bbox="177 1962 1495 2145"> <thead> <tr> <th data-bbox="177 1962 379 1995">Ref</th> <th data-bbox="379 1962 1495 1995">Detail</th> </tr> </thead> <tbody> <tr> <td data-bbox="177 1995 379 2145">16/04571/FUL</td> <td data-bbox="379 1995 1495 2145"> Formation of 1 no. new dormer, 1 no. two storey gable and 2 no single storey gables and formation of 2 no. new pitched roof dormers. 15 Primrose Lane, Mudford. SB explained the application Observations were made as follows: </td> </tr> </tbody> </table>	Ref	Detail	16/04571/FUL	Formation of 1 no. new dormer, 1 no. two storey gable and 2 no single storey gables and formation of 2 no. new pitched roof dormers. 15 Primrose Lane, Mudford. SB explained the application Observations were made as follows:
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		<ul style="list-style-type: none"> Concern had been expressed by a member of the public about access for builders' heavy vehicles and the damage to the road that this may cause. Windows already exist, change to apex instead of flat roof which is an improvement Proposals are in keeping with existing No objection to proposal <p>RESOLVED: It was proposed and unanimously agreed to recommend approval, but with concern noted about heavy builders lorries using Tor View Close as access road.</p>
811	16/04634/FUL	<p>Erection of an agricultural building. Stone Farm, Stone Lane</p> <p>SB explained the application, in particular the history of the site. The previous application had been for conversion of former farm buildings. Planning permission for this had been granted and it appeared the intention was to build a new farm between the converted buildings and the farm.</p> <p>Observations were made as follows:</p> <ul style="list-style-type: none"> No objections Support the landscaping proposals for the screening as it is important that this structure blends into the landscape. <p>RESOLVED: It was proposed and unanimously agreed to recommend approval</p>
812	16/04726/FUL	<p>Erection of a steel portal frame agricultural building. Land OS 4956 Mudford Hill, Mudford BA21 5SJ</p> <p>SB explained the application. Reasons for the application and the background were discussed.</p> <p>Observations were made as follows:</p> <ul style="list-style-type: none"> The existing structure was currently used for agricultural purposes. There was no evidence to suggest there would be any other / different use. This would double in size although the height would be roughly the same. Suggest better landscaping, including tree planting as at the moment there is no landscaping proposed. Concern about security with it being some distance away from the farm and next to the road <p>RESOLVED: It was proposed and unanimously agreed to recommend approval with insistence on landscaping, including tree planting to soften the hard lines of this much bigger building, and to screen across the wider landscape.</p>
813	<p>6. To receive the following determination of planning notices:</p> <p>The following notices were read out:</p>	
	16/03580/COL	<p>Certificate of Lawfulness application for the existing use of land and buildings for general industrial use of workshop and vehicle haulage contractors yard area, West Farm, West Mudford Road, Mudford.</p>
		<p>Certificate of lawful use had been approved. was noted that the certificate of lawfulness reflected the Parish Council comments made the time of consideration.</p>
814	16/04221/FUL	<p>Dropped kerb and formation of driveways, 7 and 8 Hillview, Mudford.</p>
		<p>Grant permission with conditions.</p>
815	<p>7. Other planning matters</p> <p>Receive comments from member of the public on Hales Meadow planning application. Representations from a member of the public with regard to planning application 16/03544/OUT were received. This had been superseded by refusal of this application.</p>	
816	<p>Receive correspondence from S106 officer regarding potential planning gains. This correspondence was received but, as above, the application had been refused.</p>	
817	<p>8. Council Matters</p> <p>Cemetery</p> <p>Cemetery Warden's Update. PS reported the following</p> <ul style="list-style-type: none"> Reference to discussions at the previous meeting about levelling a grave. PS had spoken with the relative and agreed to do this in the future once the grave had fully settled. It would be necessary to move a memorial stone slightly as it was impinging on another ashes plot – this was agreed. The work on the trees was still outstanding. Action: Clerk to query start date for work on trees. The hedge had been cut on both sides. 	
818	<p>Topple Test - Cemetery Headstones Risk Assessment. Update. Cemetery warden confirmed that he was completing regular checks of the headstones and had referred to Government guidelines for dealing with unstable memorials as well as National Association of Memorial Mason's Code of Practice. He was confident that the stones were not presenting an immediate risk and would continue to check.</p>	
819	<ul style="list-style-type: none"> Plaque for chapel – update. PS reported that he was working on obtaining quotes for a mahogany mounted plaque. 	
820	<ul style="list-style-type: none"> Rate review, receive notice of rate review. The clerk reported that she had received notice of a business rate review of the Cemetery. She had checked the value on the Gov.uk website and discussed with SSDC - it appeared that the 	

821	<p>revised rateable value (£1975 from £1200) would allow the PC to continue to claim full rate relief.</p> <ul style="list-style-type: none"> Survey on burial space provision. The clerk reported that a survey about burial space provision had been circulated by the Society of Local Council Clerks. Unfortunately information on the churchyard had not been available in time to complete the survey. This was disappointing, however, it was noted that the design of the survey would not have allowed for comments to be made about the potential impact of the development of Up Mudford on burial space provision. 																																																																																												
822	<p>Playing Field and Play area</p> <ul style="list-style-type: none"> To receive playing field inspection reports from the relevant councillor and agree any actions arising. June Lydon reported that glass was still being found in the area. Dog fouling was prevalent in the field adjacent to the playing field 																																																																																												
823	<ul style="list-style-type: none"> Wobble Log. The clerk reported that quotes had been received and advice from SSDC sought about the installation. A competitive quote had been received and the clerk had agreed for this to go ahead as per the discussion at the previous meeting. 																																																																																												
824	<p>Highways and Parish Paths</p> <ul style="list-style-type: none"> To receive reports regarding highways and agree any actions arising. There had been an accident on the A359 close to Brick Bridge. The bridge had been hit 4 times in the very recent past, a sign warning that the road narrows, and if possible white markings on the road to also indicate that the road narrows were required. Action: Clerk to email Colin Fletcher, N McWilliams, J Nicholson, and copy in M Lewis. 																																																																																												
825	<ul style="list-style-type: none"> Work on the Withybed to clear this area trees – SB was obtaining quotes for work on trees on the Withybed, and on the trees by the church. It was agreed for the clerk to arrange for the verge opposite church on the corner to be cleared, and SB would ask the pub landlord to cut back the shrubs by bus stop. Maintenance budget. Action: Clerk, SB. 																																																																																												
826	<ul style="list-style-type: none"> The bridge on footpath Y18 between Hinton and Mudford (across the weir) required repair. ML offered to speak to a rights of way officer, SB reported that if no funding was available for this work it would be necessary to ask the respective landowners to contribute to its repair. 																																																																																												
827	<ul style="list-style-type: none"> Drainage at cemetery layby problem. Road drainage from opposite Cemetery layby road drainage down to Cold Brook broken in field 100m from the road. Owned by M Snell, Sock Farm 																																																																																												
828	<ul style="list-style-type: none"> Speed Camera at Shop – Update and agree any actions arising. TC reported that he had been in touch with the Avon and Somerset PCC, he has discussed with a member of the PCC team and hoped to be in a position to give an update by the next meeting. 																																																																																												
829	<ul style="list-style-type: none"> A query about Street Lights had been raised by residents of Tor View Close. It was noted that it had been a condition of the planning permission for there to be no street lighting. The Parish Council had requested no street lighting because of light pollution. TC reported that he had queried the adoption of the road with the developer. This was an ongoing lengthy process. 																																																																																												
830	<p>9. FINANCIAL MATTERS:</p> <ul style="list-style-type: none"> To approve the cash book and bank account reconciliation for October – December. RESOLVED: It was proposed and unanimously agreed to approve the cashbook as set out below: <table border="1"> <thead> <tr> <th colspan="4">MUDFORD PARISH COUNCIL 1 December 2016</th> </tr> </thead> <tbody> <tr> <td colspan="4">Receipts & Payments since October 2016</td> </tr> <tr> <td></td> <td>Balance 27/10/16</td> <td></td> <td style="text-align: right;">£ 53,715.59</td> </tr> <tr> <td colspan="4">RECEIPTS</td> </tr> <tr> <td></td> <td>Memorial Fee Harris</td> <td></td> <td style="text-align: right;">£ 50.00</td> </tr> <tr> <td></td> <td>Bank Interest October</td> <td></td> <td style="text-align: right;">£ 2.31</td> </tr> <tr> <td></td> <td>Total Receipts</td> <td></td> <td style="text-align: right;">£ 52.31</td> </tr> <tr> <td colspan="4">PAYMENTS</td> </tr> <tr> <td></td> <td>27/10/2016 Salaries</td> <td></td> <td style="text-align: right;">£ 521.06</td> </tr> <tr> <td></td> <td>HMRC</td> <td></td> <td style="text-align: right;">£ 4.20</td> </tr> <tr> <td></td> <td>Postage telephone mileage</td> <td></td> <td style="text-align: right;">£ 43.84</td> </tr> <tr> <td></td> <td>Website fee</td> <td></td> <td style="text-align: right;">£ 104.40</td> </tr> <tr> <td></td> <td>Recreation and cemetery maintenance</td> <td></td> <td style="text-align: right;">£ 1,037.40</td> </tr> <tr> <td></td> <td>Total Payments</td> <td></td> <td style="text-align: right;">£ 1,710.90</td> </tr> <tr> <td></td> <td>BALANCE</td> <td></td> <td style="text-align: right;">£ 52,057.00</td> </tr> <tr> <td colspan="4">BANK ACCOUNT STATEMENTS</td> </tr> <tr> <td></td> <td>Current Account</td> <td style="text-align: right;">£ 100.00</td> <td></td> </tr> <tr> <td></td> <td>Business Account</td> <td style="text-align: right;">£ 24,927.69</td> <td></td> </tr> <tr> <td></td> <td>Business Reserve Account</td> <td style="text-align: right;">£ 26,979.31</td> <td></td> </tr> <tr> <td></td> <td>TOTAL BANK ACCOUNTS</td> <td style="text-align: right;">£ 52,007.00</td> <td style="text-align: right;">£ 52,007.00</td> </tr> <tr> <td></td> <td>Add outstanding lodgements</td> <td></td> <td style="text-align: right;">£ 50.00</td> </tr> <tr> <td></td> <td>Less outstanding cheques</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Balance</td> <td></td> <td style="text-align: right;">£ 52,057.00</td> </tr> </tbody> </table>	MUDFORD PARISH COUNCIL 1 December 2016				Receipts & Payments since October 2016					Balance 27/10/16		£ 53,715.59	RECEIPTS					Memorial Fee Harris		£ 50.00		Bank Interest October		£ 2.31		Total Receipts		£ 52.31	PAYMENTS					27/10/2016 Salaries		£ 521.06		HMRC		£ 4.20		Postage telephone mileage		£ 43.84		Website fee		£ 104.40		Recreation and cemetery maintenance		£ 1,037.40		Total Payments		£ 1,710.90		BALANCE		£ 52,057.00	BANK ACCOUNT STATEMENTS					Current Account	£ 100.00			Business Account	£ 24,927.69			Business Reserve Account	£ 26,979.31			TOTAL BANK ACCOUNTS	£ 52,007.00	£ 52,007.00		Add outstanding lodgements		£ 50.00		Less outstanding cheques				Balance		£ 52,057.00
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831	<ul style="list-style-type: none"> To consider ytd budget expenditure. YTD budget expenditure was circulated and checked by Councillors 																																																																																												

832	<ul style="list-style-type: none"> To approve the following accounts for payment and two signatories for cheques. RESOLVED: It was proposed and unanimously agreed to approve the following payments, PS and TC to sign cheques 																								
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833	<ul style="list-style-type: none"> To note the following receipts. The following receipts were noted: <table border="1"> <tr> <td>Description</td> <td>Amount</td> </tr> <tr> <td>Memorial Late Mr Harris</td> <td>£50.00</td> </tr> <tr> <td>Bank Interest</td> <td>£2.31</td> </tr> </table>	Description	Amount	Memorial Late Mr Harris	£50.00	Bank Interest	£2.31																		
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834	<p>Other finance matters</p> <ul style="list-style-type: none"> Precept – receive precept timetable. Budget for 2017-18. The budget had been discussed at the October meeting. The clerk reported that SSDC had advised clerks that the council tax support grant would continue to reduce gradually until 2019-20 when there would be no Council tax support grant available to be passed onto Parish Councils. This would impact quite significantly on Mudford PC, as the support grant received in 2016-17 had been £1660. The local Government consultation about referendum principles would also potentially impact on by how much future precepts could be increased. SSDC would be sending relevant data to help PCs set their precepts and the budget and precept would need to be finalised at the January meeting for submission by the 31 January deadline. 																								
835	<ul style="list-style-type: none"> Receive Grant request from CAB and agree any actions arising. The grant request was considered making reference to the grant budget and the benefits of this organisation. £50 agreed.(grant s137 budget) 																								
836	<p>10. Correspondence. Consider the following correspondence and agree any actions arising.</p>																								
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837	<table border="1"> <tbody> <tr> <td>SSDC Environmental Health</td> <td>Consultation on a new public protection Order for Public Land across South Somerset. The clerk explained the proposal to 1) designate all public land in the administrative area of South Somerset as an area in which it is an offence not to pick up after your dog, and not to keep a dog on a lead when required to do so by an authorised officer; 2) to designate Ninesprings Park as a No Dogs Allowed area. The Parish Council agreed with the proposed PSPO.</td> </tr> </tbody> </table>	SSDC Environmental Health	Consultation on a new public protection Order for Public Land across South Somerset. The clerk explained the proposal to 1) designate all public land in the administrative area of South Somerset as an area in which it is an offence not to pick up after your dog, and not to keep a dog on a lead when required to do so by an authorised officer; 2) to designate Ninesprings Park as a No Dogs Allowed area. The Parish Council agreed with the proposed PSPO.																						
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838	<p>11. LIST OF ITEMS DISTRIBUTED AND AVAILABLE SINCE LAST MEETING:</p> <p>Rural Services Network News Bulletins; Somerset Waste Partnership Newsletters; SSDC Health and Wellbeing Newsletter; Area East Committee agenda; CCS- Thatch Newsletter; Get up to Speed – digital events information; Community Council Christmas Service at Wells Cathedral, Clerks and Councils Direct Circular; Vote for Yeovil Hospital Charity; The Clerk periodical; NHS Partnership – Sustainability and Transformation plan; SSDC Community Forum Meeting; Somerset Rivers Authority newsletter; Superfast Broadband Voucher; PCC Newsletter; Correspondence from member of the public re Hales Meadow Planning Application</p>																								
839	<p>12. Challenge to development at up Mudford</p> <p>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. It was not necessary to resolve to exclude the public, there were no confidential matters to report.</p> <p>Approve closed minutes of meetings held on 27 October 2016. Resolved: It as proposed and unanimously agreed to agree the minutes as a correct record of the meeting held.</p> <p>Planning Application 14/02554/OUT. Receive update on legal / professional advice and consider any actions arising, including relating to Community Infrastructure Levy and agree any actions arising. TC had spoken with S Fox who would be asking for extension of time which had expired in September. Nothing had been received with regard to an EIA.</p>																								
840	<p>13. NEXT SCHEDULED PARISH COUNCIL MEETINGS:</p> <p>Thursday December 29th 2016. Further meetings will be called as necessary usually on the last Thursday of the month.</p>																								