

# MUDFORD PARISH COUNCIL

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## MINUTES OF A MEETING OF THE PARISH COUNCIL Held on Thursday 28 December 2017 at Mudford Village Hall at 7pm

### PUBLIC SESSION.

Members of the public raised the following:

Item 5: Planning – 17/04632/OUT Land East of Hales Meadow.

Concern expressed about the number of similar applications being submitted in short timescale, especially in view of dismissal of the previous application on appeal. Concern about time wasting. Request for PC to recommend refusal for the same issues as identified previously.

SB and TC acknowledged the points raised. SB explained the background to this and previous applications and previous refusals. He noted that the Parish Council had expressed an interest in buying the land in the past. He would speak to the owners about the issues if the opportunity arose.

1	<p><b>Attendance and to receive any apologies for absence and to consider acceptance of the reasons</b> Present: Stephen Bartlett (SB) Tony Cavalier (TC) June Lydon (JL) Phil Sargent(PS) Geraldine Mabey (GM) In attendance: Tony Capozzoli (District Councillor) Mike Lewis (County Councillor) Sue Graham (Clerk) Jean Jones (Village Hall Committee) 4 members of the public. Apologies were received from Nick Lanigan and the Police.</p>
2	<p><b>Declarations of Interests.</b> There were no declarations.</p>
	<p><b>Fill Councillor Vacancy by co-option</b> There was one applicant: Kay Mackenzie. Resolved: It was proposed and unanimously agreed to co-opt Kay Mackenzie to the Council. The Clerk would inform SSDC and liaise with KM to complete the declaration of acceptance of office, register of interests, to arrange training and provide other induction information.</p>
3	<p><b>Reports.</b> To hear reports from: County Councillor. Mike Lewis reported the following:</p> <ul style="list-style-type: none"><li>SSDC Local plan consultation was due to close on 11 January – he noted that a further extension to Mudford (680 dwellings) was mentioned in the plan and the PC would be wise to comment on this.</li><li>A proposal had been circulated amongst District Councillors for garden town at Podimore for up to 15000 houses. This would reduce the impact on the villages and would meet SSDC housing target until 2034.</li><li>A303 improvements – further detail regarding the junctions was expected in the New Year.</li><li>If the proposed bench at the bus stop near Hales Meadow was a replacement then installation of a new bench in the same location would be allowed. The Chair confirmed that there had previously been a bench in that location and this had been removed after it had been damaged - he had photographs showing the previous bench.</li><li>Small Highway improvement scheme had been submitted for villages on A359, this was likely to consist of speed reduction measures to improve safety. Design proposals would be provided to Parish Council s in approximately four months. ML hoped to have an update in mid-January.</li></ul> <p>District Councillor. Tony Capozzoli reported the following: Concern about recent accidents at Yeovilton had been expressed – the Liaison Officer’s details were provided. The Liaison Officer was open to meeting with local Parish Councils to discuss concerns and to provide assurance that these would be addressed <a href="mailto:navyyeo-cro@mod.uk">navyyeo-cro@mod.uk</a></p> <p><b>Police.</b> The police had sent apologies</p> <p><b>Village Hall Committee.</b> Jean Jones reported the following:</p> <ul style="list-style-type: none"><li>Pantomime was due in February.</li><li>The Christmas Coffee morning had been very successful</li><li>Normal activities would resume during the first week in January.</li></ul> <p><b>Parish Environment Warden.</b> GM reported the following: Large pane of glass on A359- GM would report to Streetscene There had been a recent flood on West Mudford Road – a road sweeper required. GM would report to Street Scene.</p> <p><b>Clerk.</b> Meeting dates 2018 had been circulated. December 2018 would be decided nearer the time. Data Protection Training. The clerk had attended some training about the new General Data Protection Regulation. This was likely to affect the Parish Council but more detail regarding specific action required would be sought from SALC.</p>
4	<p><b>To approve as a correct record the minutes of the Parish Council Meeting held on 30 November 2017</b> Resolved: It was proposed and unanimously agreed to approve the minutes of the meeting held.</p>

**To consider the following planning applications and make recommendations to the planning officer**

Ref	Detail
17/04632/OUT,	<p>Outline application for Self- Build and Custom Housebuilding, land East of Hales Meadow, Mudford. SB explained the plans – the application covered a similar area to previous applications, but was self-build. It was queried whether there were special criteria applicable to self- build plots, there were not.</p> <p>Comments were invited and observations made as follows:</p> <ul style="list-style-type: none"> <li>• Representations made by a previous Mudford resident (sent to SSDC and copied to Parish Council) acknowledged and endorsed</li> <li>• There were a few inaccuracies and misleading points made by the agent in the 'Design and Access Statement, Nov 17' These were clarified as follows:</li> </ul> <p>11. Up Mudford and Mudford village were two separate manors, it is incorrect to say Up Mudford was the nucleus for the Parish, West Mudford was bigger linked with Hinton, and far bigger than Up Mudford ever was in population and wealth. The Church was built in West Mudford as that was the principal landowner - Earls of Devon. The road (A359) separates the two Manors.</p> <p>12. The map quoted is incomplete as it only shows properties that were part of Up Mudford Manor from the 1918 sale of the whole estate (the Chairman has a copy), The dairy half way up the hill was built in 1650 - not shown on this map, a better map to use would be the Tithe Map. The map used appears to be an Estate Agents copy, it does not even show all field boundaries in Up Mudford.</p> <p>13. There are leases to prove there were more houses/crofts on the east side of the A359 but these were abandoned in the 16th century when Mudford was enclosed for more profitable sheep farming. The Chairman has the leases and the Lordship documents.</p> <p>14. Correct the first council terrace was built after WW1, with the row behind in the 1920's, and on the site of the brick works.</p> <p>15. Incorrect there were 3 separate brickworks with different owners in the village the site on the west side was Haywards brick works part of Parsonage farm, Up Mudford brickworks were Vining's tenants of Harbins. Both had separate Kilns and unlinked in any way - they were rivals!</p> <p>17. There was no obvious intention to create a nucleus on Hales meadow, it was the only site available out of flooding and on the new sewage and water main, the opposite side of the road was looked at as an option but not taken, this land was owned by the council and then sold as they did not see a need to expand council housing in Mudford.</p> <p>Comments submitted previously by the Parish Council remain relevant, the Parish Council would not support development on this site, focusing on:</p> <ul style="list-style-type: none"> <li>• Pattern of Development - Mudford is a linear village – this development would be inconsistent with the current pattern of development, and would be outside of the village development area.</li> <li>• Reasons for refusal of previous applications remain. Previous applications went through the appeal process having been refused by SSDC. The Parish Council considered that the reasons cited by the Inspector for dismissing the appeal were still relevant.</li> <li>• Flooding - Development in this area is restricted by the flooding of the river</li> <li>• Environmental / archaeological / ecological importance – this is a ridge and furrow field which has not been ploughed for centuries, there are rare wild flowers and grasses present as the field has never been sprayed / had fertilisers. Great crested newts are present in that area of the village and could well be in the pond.</li> <li>• Highways - previous concerns voiced by the PC about highways and access remain with the current application. Houses are likely to result in many extra vehicles accessing the A359, and this would increase the risk of accidents. The junction is semi blind because of the hill and parked cars. Further development would not be viable without a roundabout at this junction.</li> </ul> <p>RESOLVED: It was proposed and unanimously agreed to recommend refusal of the application and to ask for Parish Council comments made in relation to all previous applications to be taken into account. Previous appeal decisions were consistent with the PC view and SSDC view. The PC could not understand the reasoning behind submission of this similar application within months of the appeal dismissal.</p>
17/04589/FUL and LBC	<p>The carrying out of external alterations and change of use of barn from Office (use class B1) to 1 No. self-catering holiday let. Shippon Lodge, Sock Farm, Mudford Sock, Yeovil.</p> <p>SB explained the plans. Comments were invited and observations made as follows:</p> <p>The development of this business was positive - encouraging more people into the village, support</p>

		for shop etc. The conversion of existing building was acceptable – no objections Resolved: It was proposed and unanimously agreed to recommend approval.	
6	<b>To receive the following determination of planning notices:</b> The following notice was read out		
	17/04296/COU	Change of use of garage and show room to use class B1 (office research and development, light industry) Cars of Yeovil, Main Street, Mudford.	Grant permission with conditions.
7	<p><b>Other planning matters</b></p> <p><b>Bournemouth, Dorset and Poole Pre-Submission Draft Mineral Sites Plan &amp; Waste Plan – consultation.</b> The Chair explained the nature of the plan and consultation. The PC had no comment to make.</p> <p><b>SSDC Local plan consultation response. Consider response and agree any actions arising.</b></p> <p>The clerk had submitted the PC response from the November meeting. She noted that the response form was designed for specific responses to the consultation questions. It was agreed that the Chairman would look at this in detail and prepare a response on behalf of the Parish Council. In particular the PC wished to note its concerns about proposed further development in Mudford.</p>		
8	<p><b>Council Matters</b></p> <p><b>Cemetery</b></p> <ul style="list-style-type: none"> <li>• Cemetery Warden’s Update. PS noted that the tree surgeon’s opinion on the Beech Trees would be welcomed. He had nothing further to report</li> <li>• Topple Test - Cemetery Headstones Risk Assessment. PS had nothing further to report.</li> <li>• Exclusive rights of Burial – correction. A correction to the exclusive rights notice for Norman Philip Street was agreed and signed.</li> </ul> <p><b>Playing Field and Play area</b></p> <ul style="list-style-type: none"> <li>• To receive playing field inspection reports from the relevant councillor and agree any actions arising. June Lydon reported that brambles need cutting back; children were riding scooters in the car park. There was damage to some signs, she would check if these required replacing.</li> <li>• Consider quotes for two new bins and agree any actions arising. Quotes had been received. It was agreed to accept the J and J Plumbing quote for installation and repair as this offered the best value for money. The ‘George’ bin from Street Furniture Direct offered the best option for a suitable bin having considered options from Glasdon and Wybone. Clerk to order bin and arrange for installation. (Play area maintenance budget)</li> </ul> <p><b>Highways and Parish Paths</b></p> <p>To receive reports regarding highways and agree any actions arising. The following were reported:</p> <ul style="list-style-type: none"> <li>• Pavements need to be swept, loose chippings remained from road resurfacing.</li> <li>• Primrose Lane- 30mph sign is twisted.</li> <li>• Fly tipping sign on Primrose Lane appeared to have been removed.</li> </ul> <p>Bus stop bench – update.</p> <p>This had been discussed earlier in the meeting under County Councillor report. RESOLVED: It was proposed and unanimously agreed to order the seat to match the one at the other bus stop (maintenance budget line) Prices had recently been sought for the purchase and installation of that seat, it was agreed that it would be appropriate use the same.</p> <p>Receive notice of Road Closure A30 Sherborne Road 6th February 2018 - expected to last for 8 nights - 19:00-07:00 (excluding the weekend) to enable resurfacing works to be carried out in this road. This notice was received.</p> <p>Village Gateways / traffic calming- update. The clerk confirmed that the price quoted for the gates included the village name signs. PS referred to the report circulated about effectiveness of this type of measure (when combined with road markings) The clerk was asked to send the report to Mike Lewis. It was agreed to wait for the small improvement scheme outcome before considering the installation of gateways. ML would advise the Highways Officers about the PC interest in gateways and road markings.</p> <p>Parish Paths.</p> <p>SB noted that SCC Rights of Way had advised that in order to repair the bridge, work on the wall needed to be carried out. This would need to be factored into the budget / reserves for the coming financial year</p> <p>Willow trees on verge. This work was now becoming urgent and it was the appropriate time of year to carry out this work. Quotes had been received some time ago from SSDC and Chris Lee. The Chairman had been trying to obtain a further quote for some time but this had not been forthcoming. It was agreed that the original quotes should be revisited and that the work should be ordered on the basis of the quote that represented the best value for money; funds had been budgeted for this (maintenance budget line)</p>		
9	<b>FINANCIAL MATTERS:</b>		
9.1	<p><b>To approve the following payments and two signatories for cheques.</b></p> <p>RESOLVED: It was proposed and unanimously agreed to approve the following payments, and for TC and SB to sign cheques</p>		

Salaries	December 2017	£517.79
Postage telephone and mileage	December 2017	£36.07
Nest Pensions Direct Debit	Direct debit payment	£27.54
Cemetery Caretaker		
Parish Magazine Printing	Newsletter printing	£34.50
Street Furniture Direct	Bardot Seat for cemetery	£198.00
CPRE	Membership	£150.00

9.2 To note the following receipts.  
Bank interest - £2.23  
VAT repayment £929.30

9.3 **Other finance matters**

Precept – consider and agree draft budget for 2018-19. TC and the clerk had met and produced a draft budget following discussions with the chairman. It would be necessary to carry a significant amount forward to earmarked reserves. Reasons for this included:

- Legal challenge delayed due to extension of deadline for EIA submission
- Uncertainty regarding long term future plans for playing field because of question over suitability of this area to be re-tarmacked
- Tree maintenance for cemetery and playing field had not been necessary this financial year but would be required in future
- Planned work on willows unlikely to be completed this financial year but would be necessary in the near future

It was suggested that earmarked reserves would need to include

- Tree maintenance fund
- A long term play area and play equipment development and replacement fund.
- Parish projects fund to include traffic calming and bridge repairs
- Legal challenge budget

This was acknowledged and agreed in principle, the clerk would check with the internal auditor in January and an amended and costed reserves policy would be presented at the January meeting together with the draft budget.

To approve the cash book and bank account reconciliation for 30<sup>th</sup> November – 28 December 2017. Resolved: It was proposed and unanimously agreed to approve the cashbook and bank account reconciliation as set out below:

Receipts & Payments November 30th - December 28th 2017			
	Balance 28/11/2017		£ 63,184.92
<b>RECEIPTS</b>			
	Bank interest		£ 2.23
	VAT		£ 929.30
<b>Total Receipts</b>			£ 931.53
<b>PAYMENTS</b>			
	<b>30/11/2017</b>	Salaries	£ 517.79
		NEST Pension	£ 27.54
		Postage, stationery mileage	£ 25.15
		PS Services	£ 12.00
		Richard Buxton	£ 1,020.00
		SLCC	£ 115.00
		Total Payments	£ 1,717.48
<b>BALANCE</b>			£ 62,398.97
<b>BANK ACCOUNT STATEMENTS</b>			
<b>Current Account</b>		£ 100.00	
Business Account		£ 35,467.97	
Business Reserve Account		£ 26,983.15	
<b>TOTAL BANK ACCOUNTS</b>		£ 62,551.12	
<b>Add outstanding lodgements</b>			
<b>Less outstanding cheques</b>	CHQS 1251,1249,1248	152.15	
<b>Balance</b>			£ 62,398.97

To consider ytd budget expenditure. YTD budget expenditure was circulated and checked.

Grant requests: Consider CPRE- request for donation. It was agreed that the membership of £150.00 included a donation towards the CPRE, this had been agreed earlier in the meeting at 9.1 Payments. (s137)

10 **Youth Provision.** Consider offer from Somerset Rural Youth Project (SRYP) and agree meeting time and date. SRYP had offered to bring a youth club 'bus' to the village for a three month period and during this time would assess needs and help to set up a volunteer – led youth club according to demand/ need. It was agreed to support this and to invite SYRP, representatives from the village hall committee, and a spokesperson for the youth of the village to the next parish council meeting to discuss during public session. Tony Capozzoli also offered to bring the youth parish councillor from Ilchester.

11 **Village hall car park. Update and agree any actions arising.**

	There had been knock on effects of enforcement which had disadvantaged local people. Possible parking permits were discussed. The Parish Council agreed that it would support the instigation of a permit scheme, it was necessary to query whether SSDC would support the provision of numbered permits. Tony Capozzoli would raise this at the next Area East Committee meeting. Clerk to send details to Tony Capozzoli.
<b>12</b>	<b>Correspondence.</b> Consider the following correspondence and agree any actions arising. There was no correspondence to discuss.
<b>13</b>	<b>LIST OF ITEMS DISTRIBUTED AND AVAILABLE SINCE LAST MEETING:</b> Rural Services Network News Bulletins; Wessex Regional Flood and Coastal Committee (WRFCC) Strategy for 2017 – 2021 and beyond, WP newsletter, Community Foundation Carol Concert Wells Cathedral; SWP briefing; SSDC interim monitoring officer
<b>14</b>	<b>Items for village newsletter.</b> Village hall activities and events Village hall car park rules Youth Bus visits It was suggested that a quote should be sought from Royal Mail for distribution of the newsletter.
<b>15</b>	<b>Challenge to development at up Mudford</b> Resolved: It was proposed and unanimously agreed to exclude the press and public under <i>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.</i> (professional advice) Planning Application 14/02554/OUT. Receive update on legal / professional advice and consider any actions arising. Tony Cavalier provided an update
<b>16</b>	<b>NEXT SCHEDULED PARISH COUNCIL MEETINGS:</b> 25 <sup>th</sup> January, 22 <sup>nd</sup> February. Further meetings will be called as necessary.