

# MUDFORD PARISH COUNCIL

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

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## MINUTES OF A MEETING OF MUDFORD PARISH COUNCIL – THURSDAY 24 September at Mudford Village Hall at 7 P.M.

Members are reminded that the Council has general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability) Crime & Disorder, Health & Safety and Human Rights.

### PUBLIC SESSION

Comments were made about agenda item 9a - *Other planning matters. Hales Lea. Proposed starter and affordable homes, receive email correspondence (including draft proposals) from B Jacobs (architectural agent acting for owners of Hales Lea) and consider any actions arising.*

- Wish to praise Mudford Parish Council for comments submitted in relation to previous application on Hales Meadow – including recommendation for refusal because of flood risk; the ecology of the site; highways issues. The PC had noted that it would prefer this area to remain as a green space, and that it strongly opposed any development on this site. Both SSDC and the Planning Inspectorate had rejected the previous application. The PC was urged to stick to its previous decision regarding development of this site and to reject it out of hand.
- The Chair noted that the agenda item referred to a proposal, not a planning application. He noted that many previous proposals / applications had been rejected, recent attempts to develop the land were related to the Government drive to build more new homes.
- A member of the public wished to note that the new proposal offered affordable homes, but that there were already 800 new affordable homes in Yeovil, which would impact on the demand for affordable homes in Mudford.
- The Chair thanked the public for their comments and noted that the PC would be considering the proposals as an agenda item. He was also aware of other parishioner’s opposition to development on the site.

317	<b>1. Attendance and to receive any apologies for absence and to consider acceptance of the reasons.</b> Resolved: It was proposed and unanimously agreed to accept apologies from Geraldine Mabey.	Action
318	<b>2. Declarations of interest.</b> There were no declarations of interest.	
319	<b>3. Fill remaining vacancy by co-option.</b> There were two applicants: Diane Vaughan and Yvonne Rowlands. Diane Vaughan was elected by a majority vote. Diane Vaughan signed the declaration of acceptance of office, and joined the council. The Clerk would inform the other candidate of the result and process declaration of acceptance of office, register of business interests, as well as other relevant information. Action- Clerk	Clerk
320	<b>4. To hear reports from:</b> <b>County Councillor</b> Mike Lewis reported that applications to his Health and Wellbeing Grant fund were now welcome, grants from £250 were available towards projects to improve the health and well-being in the community.	Clerk
321	<b>District Councillor</b> Tony Capozzoli reported the following	
323	<b>Police.</b> The police were unable to attend. Concern was noted that this was the third meeting in a row at which there had been no police attendance. Councillors asked the clerk to requests a regular report from the police and their attendance if possible.	
324	<b>Village Hall Committee.</b> Lydia Gane reported the following:	
325	<b>Clerk.</b> The clerk reported the following:	
	<ul style="list-style-type: none"> <li>• Planning application15/03137/FUL Erection of Dog boarding kennels, Woodside Farm, Ashington Lane had been refused by the Area East Committee.</li> <li>• SSDC was considering the possibility of joining with another council (possibly Mendip or Sedgemoor) and would be looking at shared services (the previous arrangement with East Devon District Council had ended)</li> <li>• SSDC would be considering whether to support the renovation of the Westlands Leisure Complex which would cost in the region of £2m. He asked for views from members of the public, inviting them to attend a debate at Gateway in Yeovil on 13 October where they would be welcome to have their say. Members of the public and councillors expressed the view that the complex provided many activities for all age groups which would be missed. There was not an obvious alternative site for such a leisure complex, and the likely cost of rebuilding would be larger than refurbishment costs.</li> </ul>	
	<ul style="list-style-type: none"> <li>• The coffee morning had raised a total of £480, thanks were passed on to all who had attended.</li> <li>• A meeting would be taking place on 5<sup>th</sup> October to which representatives from all village hall users had been invited. It was hoped a joint newsletter / information sheet could be produced. She wished to enquire about the possibility of funding for this from the Parish Council, SB asked for a likely amount and for this to be brought to the next meeting when the precept would be discussed. Future agenda item.</li> <li>• A noticeboard was being made for the car park and once this had been installed the possibility of a parish council noticeboard alongside it could be discussed. It was possible that a contribution from the Parish Council for the noticeboard would be sought, it was anticipated that this would be in the region of £300, councillors noted that there was money in the parish projects budget which could be allocated to this. Future agenda item.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Wessex Water would be attending the November meeting to discuss some major works in Mudford.</li> <li>• She had circulated a SALC training strategy survey, councillors were encouraged to complete this.</li> </ul>	All

	<ul style="list-style-type: none"> <li>The Clerk's IT training course had been postponed.</li> </ul>									
326	<p><b>5. To approve as a correct record the minutes of the Parish Council Meetings held on 30 July, 6 August 2015.</b>  <b>RESOLVED:</b> It was resolved and unanimously agreed to approve the minutes of both meetings.</p>									
327	<p><b>6. Matters Arising from the Minutes.</b>  Flood risk management meeting 28 September. T Cavalier, P Sargent and Geraldine Mabey would attend.</p>									
328	<p><b>7. To consider the following planning applications:</b></p> <table border="1"> <thead> <tr> <th>Application</th> <th>Observations</th> </tr> </thead> <tbody> <tr> <td> 15/03942/FUL  Engineering works comprising the installation of two attenuation ponds and a landscape buffer, and associated development. Land North of Primrose Lane, Mudford, Yeovil. </td> <td> <ul style="list-style-type: none"> <li>This application is for attenuation ponds to be built in advance of a decision on the Up Mudford development.</li> <li>Mudford PC is not clear why this has come up now, and an explanation from SSDC would be appropriate, especially as SSDC had indicated that the Outline application would not be considered before the end of October. With no decision on the outline application this application appears to be a case of 'putting the cart before the horse.'</li> <li>It is not possible to judge if the ponds would be adequate as there is no decision on the housing development application at this stage.</li> <li>There is no management strategy for long term maintenance of the ponds set out in the application, as required by the drainage board consortium. Further information in this respect is required, especially as this is a full planning application, the PC would request sight of a long term maintenance plan before commenting further.</li> <li>The proposed SUDs would be situated to the north of Coombe Bottom, which is believed to be one of the locations of anthrax incineration sites. A full testing regime needs to be carried out to ensure these burial sites are identified. No work should be commenced before this action is fully implemented. Any positive result will render this application undeliverable.</li> <li>The proposed SUDs would be situated in close proximity to the high pressure gas main. Mudford PC is concerned for the safety of its residents until the body responsible has approved a safe course of action to mitigate possible dangers.</li> <li>The ponds fall outside the development zone of the pending outline application.</li> <li>This site has not had an archaeological survey and is nearer the to the shrunken medieval village sites.</li> <li>This new site is not covered under the developer's previous EIA statement as it is outside the previous identified development zone.</li> </ul> <p><b>RESOLVED:</b> It was proposed and unanimously agreed to express reservations about the proposed SUDs as above, to request answers to the above questions and further information. An extension to the deadline of at least three weeks would be required in order to consider this further.</p> </td> </tr> <tr> <td> 15/03764/FUL  Conversion of Old Bakery building into dwelling house, and alterations to include addition to 1st floor. Bakery site, Deacons Lane. Received in August. Report comments sent to planning. </td> <td> This application had been received between meetings. Objections had been received from a neighbouring property and these concerns were passed on to the planning department by the Parish Council. </td> </tr> <tr> <td> 15/03768/FUL  Installation of two rooflights to east and south elevations of dwelling house. 71A Stone Lane Yeovil. Received in August. Report comments sent to planning. </td> <td> This application had been received between meetings. No objections / comments from neighbouring properties and been received. The differences appeared minor, and that little had changed since the original application. 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331	<p><b>8. To receive the following determination of planning notices:</b>  The following notices were received:  15/02545/FUL Erection of replacement dwelling, conversion of existing bungalow to domestic garage and associated works. 70a Stone Lane, Yeovil. Grant permission with conditions</p>									
332	<p>15/03350/FUL Alterations and the erection of an extension to dwelling. Woodside Farm, Ashington Lane, Mudford. Refuse permission. This notice had been received after the agenda had been prepared. The application had been refused because the existence of an agricultural tie on the existing dwelling and the absence of an agricultural</p>									

	purpose of the proposed application.	
333	<p><b>9. Other planning matters.</b></p> <p>a. Hales Lea. Proposed starter and affordable homes: receive email correspondence (including draft proposals) from B Jacobs (architectural agent acting for owners of Hales Lea) and consider any actions arising.</p> <ul style="list-style-type: none"> <li>• SB explained that this was one of many proposals that had been presented to the council over many years. The following observations were made:</li> <li>• Original concerns, including those related to ecology and archaeology remain</li> <li>• This was a regular topic of conversation around the village, and many parishioners wished for it to remain as a green space.</li> <li>• The proposed development remained outside of the original permitted development line for village.</li> <li>• The proposal is for starter homes and bungalows, this is something the PC has said it requires in the village, however, with an application for 750 houses, and a care home still outstanding, the PC remained of the opinion that it would not support development of this type in the village.</li> </ul>	
334	<p>b. Receive SSDC Public Consultation on Statement of Community Involvement, including comment from member of the public and consider any actions arising. The clerk explained this consultation. The comments from a member of the public had been circulated before the meeting. Councillors were free to submit comments should they wish to do so.</p>	
335	<p>c. Receive notice of and update following consideration of planning applications at Area Committee:</p> <ul style="list-style-type: none"> <li>• 15/03137/FUL Erection of Dog boarding kennels, Woodside Farm, Ashington Lane. This application had been refused by the committee.</li> </ul>	
336	<ul style="list-style-type: none"> <li>• 15/03475/R3C New Primary School with nursery, new access road car parking and playing fields. Primrose Hill Primary School and Nursery, Mudford, Yeovil. TC reported that he had attended Area East, it was pleasing to note that Area East had not supported this application. He thanked Mike Lewis and Tony Capozzoli for their support. Mike Lewis reported that this had not yet been considered by Somerset County Council as the Regulation Committee had been cancelled.</li> </ul>	
	<p><b>10 Council Matters</b></p> <p><b>Cemetery</b></p>	
337	<ul style="list-style-type: none"> <li>• Topple Test – update. As noted at the previous meeting PS had conducted a topple test risk assessment and some headstones required attention. The clerk had not been able to identify relatives who might have been responsible for the repairs. It would be necessary for the PC to take action to ensure the headstones were safe. RESOLVED: It was proposed and unanimously agreed for the cemetery caretaker to take appropriate action to secure the stones. Clerk to update risk assessment.</li> </ul>	PS Clerk
338	<ul style="list-style-type: none"> <li>• Cemetery Warden Report – receive, review and agree actions arising. Some maintenance work was required, particularly to the chapel but also around the cemetery (hedges etc.) It was agreed that the work should be prioritised and completed over a reasonable period of time. It was noted that the brushes that had been fitted to the bottom of the chapel door were not straight. Action: Clerk to ask I Flatt to reposition. L Gane wished for it to be minuted that the cemetery was looking very tidy at the moment. P Sargent was thanked for his work.</li> </ul>	PS
339	<ul style="list-style-type: none"> <li>• Agree Exclusive Rights of Burial plot E22 Late Trudi McHugh. RESOLVED: it was proposed and unanimously agreed to approve the exclusive rights of burial for plot E22 Trudi McHugh.</li> </ul>	
340	<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. The reports were received. There was still a problem with dog fouling and some of the recently planted trees required staking. Action: SB would look at these.</li> </ul>	SB
341	<ul style="list-style-type: none"> <li>• To receive play area Annual Inspection Report and Risk Assessment from SSDC and consider any actions arising. This report identified some areas that required monitoring and would be circulated to Councillors to inform weekly play area inspections.</li> </ul>	Clerk
342	<p><b>Highways and Parish Paths</b></p> <p>To receive reports regarding highways and agree any actions arising.</p> <ul style="list-style-type: none"> <li>• The pot hole reported at the previous meeting had been repaired but the road surface was breaking up around the area. Comment was made that the road surface in that area seemed to be more susceptible to water damage.</li> <li>• The bollard between the Hales Meadow footpath and the road had not been replaced. Clerk to report.</li> </ul>	Clerk
343	<p>Digital Speed Signs - update. The clerk reported that this had not progressed with James Divall being off sick. It was hoped that the grant application would be considered at the December committee meeting and the signs installed thereafter. Mike Lewis offered to discuss progress with this application with Tim Cook.</p>	
344	<p>P Sargent expressed concern and frustration about the lack of progress with traffic calming, and wondered what it would take to have this addressed. SB noted that this issue had been discussed many times before, some measures had been implemented including community speedwatch, the speed camera case, the Speed Indicator Device, as well as plans to have flashing speed signs. It was necessary to wait for an answer with regard to the grant application for</p>	

	the speed signs.	
345	Wheelie Bin Speed Stickers, receive and consider marketing email. The likely effectiveness of these was discussed. It was agreed that it was unlikely to be effective and would not constitute wise use of public money.	
	<b>Parish Paths</b>	
346	<ul style="list-style-type: none"> <li>SB reported that he was meeting with contractors to look at having the footbridge wall repaired in order to stabilise the bridge.</li> </ul>	SB
347	<ul style="list-style-type: none"> <li>Adopt a Path Scheme – consider leaflet. SB reported that Somerset has a very large network of footpaths, and that ongoing maintenance was required. Volunteers were being sought to adopt a path and keep it clear. SB wished for it to be advertised that anyone who would like to assist with footpath maintenance in the village should contact him, tools and equipment would be provided. To be advertised in village newsletter.</li> </ul>	Clerk
348	<ul style="list-style-type: none"> <li>A member of the public has raised an issue with a hedge growing into the narrow pavement at the bottom of Main Street near the village hall. This had since been trimmed.</li> </ul>	
349	<ul style="list-style-type: none"> <li>Parish Ranger – SB requested for this work to be delayed until after the next meeting. He would be seeking quotes for work to properly clear the area around West Mudford Road, and to install bollards around the trees. He asked for the Parish Ranger to contact him so he could ask for a quote.</li> </ul>	Clerk
350	<b>Defibrillator.</b> Discuss possibility of provision. This had been raised by a parishioner following the previous meeting at which emergency plans had been discussed. Councillors discussed this and concluded that with the proximity of the village to Yeovil hospital it was not necessary to have a defibrillator.	

351	<b>11. FINANCIAL MATTERS:</b> <b>a. To approve the cash book and bank account reconciliation for July- September.</b> The cash book and bank reconciliation were considered and circulated at the meeting. <b>RESOLVED:</b> It was proposed and unanimously agreed to approve the cash book and bank reconciliation 30 July – 24 September.																																																																																																																																													
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	KM Dike Maintenance	£	1,007.18																																																																																																																																											
	Richard Buxton, Solicitors fees	£	2,481.30																																																																																																																																											
	Clive Miller, Planning consultancy	£	1,056.00																																																																																																																																											
	Chris Britton, landscape assessment report	£	1,829.94																																																																																																																																											
	Futureform, printer ink	£	49.72																																																																																																																																											
<b>28/08/2015</b>	Mrs S Graham, clerks salary	£	489.56																																																																																																																																											
<b>Total Payments</b>				<b>£ 7,419.91</b>																																																																																																																																										
<b>Balance</b>				<b>£ 46,979.71</b>																																																																																																																																										
<b>BANK ACCOUNT STATEMENTS</b>																																																																																																																																														
	Current Account			£ 100.00																																																																																																																																										
	Business Reserve Account			£ 19,761.28																																																																																																																																										
	Bonus Saver Account			£ 26,963.43																																																																																																																																										
<b>TOTAL BANK ACCOUNTS</b>				<b>£ 46,824.71</b>																																																																																																																																										
<b>Add outstanding lodgements</b>			<b>155</b>																																																																																																																																											
<b>Less outstanding cheques</b>																																																																																																																																														
<b>Balance</b>				<b>£ 46,979.71</b>																																																																																																																																										
352	<b>b. To consider ytd budget expenditure.</b> The year to date budget expenditure was circulated and checked by councillors.																																																																																																																																													
353	<b>c. To approve the following accounts for payment and two signatories for cheques:-</b> <b>RESOLVED:</b> It was proposed and unanimously agreed to approve the following payments. TC and LG to sign cheques.																																																																																																																																													
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355	31/07/15	Bank interest	2.33	Clerk																								
	15/08/15	Exclusive rights of burial Bull	75.00																									
	09/09/15	Interment of ashes – Wakely. Late T McHugh	155.00																									
356	<p>e. <b>Other finance matters.</b></p> <ul style="list-style-type: none"> <li>Receive Audited annual return from Grant Thornton, consider external auditor certificate and opinion and agree any actions arising. The annual return was received and the accounts had been approved. The notice of conclusion of Audit had been displayed in accordance with the accounts and audit regulations. The Auditor had noted that the PC should consider reviewing the level of reserves. The clerk was asked to query this recommendation as the Council already held an adequate general reserve of one years running costs.</li> <li>Arrange meeting to consider budget / precept 2016-17. TC and LG volunteered to meet with the clerk to set a budget for the council's consideration at the November meeting.</li> </ul>			LG, TC																								
357	<p><b>12. Correspondence.</b></p> <table border="1"> <thead> <tr> <th>Date</th> <th>From</th> <th>Subject</th> </tr> </thead> <tbody> <tr> <td></td> <td>Residents</td> <td> <p>Provision of dog walking area.</p> <p>The possibility of cordoning off an area for a dog walking area and banning dogs from the rest of the field was discussed at length.</p> <p>Arguments in favour: it would address the dog fouling issue on the playing field and it would provide an area for elderly people to walk their dogs.</p> <p>Arguments against: It would create a problem with maintenance (logistics of mowing around it,) cost of cordoning off area likely to be prohibitive, many dog walkers not from the village.</p> <p>The council was not in favour of banning dogs entirely and opinion was divided with regard to whether to provide a dog walking area</p> <p>Action: Clerk to ask Dog warden to attend next PC meeting to give advice. Clerk to make enquiries with SSDC play and leisure department about ownership, fencing and maintaining.</p> </td> </tr> <tr> <td>25/07/15</td> <td>SALC</td> <td>AGM. There were no councillors available to attend.</td> </tr> <tr> <td>07/08/15</td> <td>SCC</td> <td> <p>Community Flood Plan, CRISP fund.</p> <p>It was noted that in the absence of any other volunteers, GM would be willing to be flood warden. Action: GM to complete flood plan, assess need for equipment, and liaise with clerk to make application to the community resilience fund if necessary.</p> </td> </tr> <tr> <td>29/07/15</td> <td>SSDC</td> <td>Flood Risk Management Event. PS, GM and TC would be attending this event.</td> </tr> <tr> <td>18/08/15</td> <td>Community Council</td> <td>Invitation to AGM and Rural Conference. There were no councillors available to attend.</td> </tr> <tr> <td>20/08/15</td> <td>SSCVA</td> <td>Invitation to 'Doing Good for Somerset' event. PS volunteered to attend.</td> </tr> <tr> <td>21/08/15</td> <td>SSDC</td> <td>Invitation to South Somerset Together Housing Assembly. JL expressed an interest.</td> </tr> </tbody> </table>			Date	From	Subject		Residents	<p>Provision of dog walking area.</p> <p>The possibility of cordoning off an area for a dog walking area and banning dogs from the rest of the field was discussed at length.</p> <p>Arguments in favour: it would address the dog fouling issue on the playing field and it would provide an area for elderly people to walk their dogs.</p> <p>Arguments against: It would create a problem with maintenance (logistics of mowing around it,) cost of cordoning off area likely to be prohibitive, many dog walkers not from the village.</p> <p>The council was not in favour of banning dogs entirely and opinion was divided with regard to whether to provide a dog walking area</p> <p>Action: Clerk to ask Dog warden to attend next PC meeting to give advice. Clerk to make enquiries with SSDC play and leisure department about ownership, fencing and maintaining.</p>	25/07/15	SALC	AGM. There were no councillors available to attend.	07/08/15	SCC	<p>Community Flood Plan, CRISP fund.</p> <p>It was noted that in the absence of any other volunteers, GM would be willing to be flood warden. Action: GM to complete flood plan, assess need for equipment, and liaise with clerk to make application to the community resilience fund if necessary.</p>	29/07/15	SSDC	Flood Risk Management Event. PS, GM and TC would be attending this event.	18/08/15	Community Council	Invitation to AGM and Rural Conference. There were no councillors available to attend.	20/08/15	SSCVA	Invitation to 'Doing Good for Somerset' event. PS volunteered to attend.	21/08/15	SSDC	Invitation to South Somerset Together Housing Assembly. JL expressed an interest.	Clerk GM PS JL
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358	<p><b>13. LIST OF ITEMS DISTRIBUTED AND AVAILABLE SINCE LAST MEETING:</b> The following items had been distributed since the previous meeting.</p> <p>Rural Services Network News bulletins, SSDC Health and Wellbeing Information, Somerset County Council, Joint Strategic Needs Assessment; Flood Risk Management Event; Yeovil Hospital Charity Newsletter; Senior Siren Magazine, SWP 'Sorted' Newsletters; SWP briefing; Community Council for Somerset Funding Portal; Health and Well Being Newsletter, Somerset Community Foundation Newsletter; PCC Public Forum; Area East Bulletin; Came and Company Newsletter; Rural Services network – Rural Policing Campaign; NatWest – FSCS deposit protection limit change; Clerks and Councils Direct, circular; Furnicare information; The Clerk – SLCC circular; New Village Agent – introduction; CCS annual review; SSDC ref register of business interests on Website; John Nowes Exhibition Foundation Grants; Somerset Art Weeks Newsletter, SALC- Tractors through villages; LCR periodical; Volunteer Network – survey</p>																											
359	<p>14. Challenge to development at up Mudford – <b>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 (legal advice / action).</b> <b>RESOLVED: It was proposed to exclude press and public.</b> 15/03942/FUL. Engineering works comprising the installation of two attenuation ponds and a landscape buffer, and associated development. Land North of Primrose Lane, Mudford, Yeovil. The application was discussed and a confidential minute was taken.</p>																											
360	<p><b>15.NEXT SCHEDULED PARISH COUNCIL MEETINGS:</b></p> <p>Thursday 26<sup>th</sup> November 2015. Note change of date for January meeting 21/01/15.</p> <p>Further meetings will be called as necessary usually on the last Thursday of the month.</p>																											