

MUDFORD PARISH COUNCIL

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MEETING OF THE PARISH COUNCIL – Thursday 29 December 2016 at Mudford Village Hall at 7pm

PUBLIC SESSION

Members of the public had attended in relation to item 5. Planning Application number: 16/05094/FUL. It was noted that a meeting had taken place between members of the Parish Council and concerned residents prior to the meeting. Photographs were provided to the Parish Council along with written representations and evidence supporting a recommended for refusal of the application. Residents present noted that others would have liked to attend the meeting but because of the holiday period had been unable to do so.

Residents drew the Council's attention to the written information and photographic evidence which they wished to reiterate.

The following concerns / queries were raised:

- West Mudford's status as a rural settlement was important (this was mentioned in Domesday book) residents believed they should have the right of stewardship of that area, instead there was an incursion of industrial development bringing pollution.
- Why has a fresh application been submitted, and not an appeal. (The PC confirmed that an appeal had in fact been submitted.) SB noted that there were two separate applications now – one was for a lorry business which was being appealed, and the other for concrete manufacture / retail. SB confirmed that the status of the current application was not dependent on the other.
- Concern was raised that both planning applications were closely related, if the latter was upheld it would seem likely that the appeal would be successful. If the concrete works was passed, surely the natural progression would then be an application to have bigger vehicles?
- Listed building status of the farmhouse. Documents on the SSDC planning website suggested that some structural changes had been made and an application withdrawn. SB reported that a retrospective planning application had dealt with these issues.

ML (County Councillor) noted that when a planning application for a concrete batching plant at Dimmer was appealed, the planning inspectors had been encouraged to view the site and the road (B3153) on foot, and the appeal was subsequently refused. It was suggested that the PC may wish to encourage Inspector to make a site visit.

A query was raised about the status of the Up Mudford development. TC explained that an extension of time had been granted to the developer until the end of March. A revised Environmental Impact Assessment was awaited.

ML noted that P Wheatley (SSDC Senior Spatial Planner) had resigned. He had taken the lead in discussions with the developer, this added to uncertainty regarding the future of the development.

841	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: Mike Lewis (County Councillor) Sue Graham (Clerk) 9 members of the public. RESOLVED: It was proposed and unanimously agreed to accept apologies from Geraldine Mabey and Tony Capozzoli (District Councillor.)
842	2. Declarations of Interests. There were no declarations
843	3. Reports. To hear reports from: County and District Councillors Tony Capozzoli (District Councillor) had sent apologies Mike Lewis (County Councillor) reported the following: Speed Camera – ML was speaking to D Grabham (SCC) and would be asking him to comment on the A&S police response to the request for the speed camera to be reinstated. Action ML Police. The police were not present. Village Hall Committee. Jean Jones had sent apologies, there was nothing to report. Parish Environment Warden. Geraldine Mabey had sent apologies. Clerk The clerk reported the following <ul style="list-style-type: none">• HMRC PAYE had advised that the account was in credit. The clerk had checked and it appeared that these related to payments prior to 2012-13. A refund would be issued.• HMRC PAYE Electronic payments. The clerk reported that she had been advised by HMRC that payments by cheque were no longer acceptable and that future payments needed to be made by direct debit or electronically. The clerk had checked the financial regulations and it was possible to make electronic payments provided that these had been agreed at a meeting, and instruction to make a payment signed as such. Councillors agreed that a direct debit arrangement would be preferable and asked the clerk to make arrangements for this. Action Clerk

844	<p>4.To approve as a correct record the minutes of the Parish Council Meeting held on 1 December 2016 It was noted that the salary payment (minute 832) should have read November , not October. Resolved: It was proposed and unanimously agreed to approve the minutes as a true and correct record of the meeting held with the noted amendment.</p>				
<p>5. To consider the following planning applications and make recommendations to the planning officer:</p>					
845	<table border="1"> <thead> <tr> <th data-bbox="135 190 359 224">Ref</th> <th data-bbox="359 190 1556 224">Detail</th> </tr> </thead> <tbody> <tr> <td data-bbox="135 224 359 2105">16/05094/FUL</td> <td data-bbox="359 224 1556 2105"> <p>Proposal Retention of use of workshop for manufacture of concrete products and Ancillary office space and outdoor storage of aggregates. West Farm, West Mudford Road,Mudford,Yeovil,BA21 5TL.</p> <p>SB explained the application.</p> <p>SB explained that members of the PC had met with concerned neighbours, in addition site visits had taken place in advance of the PC meeting. It was noted that residents of neighbouring properties had submitted representations and photographs to demonstrate why they felt the application should be refused.</p> <p>SB Noted the PC responsibility to encourage local business. However, this was not considered to be a suitable local business or a suitable site. It was noted that the site had previously been used for running an agricultural contracting business which had been well respected in the community.</p> <p>TC noted that the business did not employ local people - those employed would be able to work at other locations.</p> <p>Concerns were expressed as follows:</p> <ul style="list-style-type: none"> • Visual Impact. Concern was expressed about the visual impact on the rural settlement, as well as on the historic landscape of shrunken medieval village (light industrial manufacture, vehicles, machinery, storage facilities) • Traffic. Serious concerns about the retail business which would result in increased traffic in and out of the site (including customer movements and delivery of raw materials) and the effect on local highways. • Vehicle movements. Concern about the impact of vehicle delivery outside hours mentioned in application (0800-1730) – on neighbouring properties and unsuitable roads. • Flood risk – concern that the land has been raised by 1.5m alongside the river - this will push flood water either side. In addition, the increase in soil weight has caused the river bank to collapse. • Water treatment – there appear to be insufficient arrangements to accommodate / treat water from washdown / cleaning down the concrete moulds - at the moment 400mm pipes drain directly into the river. • Environmental. Concern about dust from the storage of gravel / sands as well as cement dust on how this would be contained </td> </tr> </tbody> </table>	Ref	Detail	16/05094/FUL	<p>Proposal Retention of use of workshop for manufacture of concrete products and Ancillary office space and outdoor storage of aggregates. West Farm, West Mudford Road,Mudford,Yeovil,BA21 5TL.</p> <p>SB explained the application.</p> <p>SB explained that members of the PC had met with concerned neighbours, in addition site visits had taken place in advance of the PC meeting. It was noted that residents of neighbouring properties had submitted representations and photographs to demonstrate why they felt the application should be refused.</p> <p>SB Noted the PC responsibility to encourage local business. However, this was not considered to be a suitable local business or a suitable site. It was noted that the site had previously been used for running an agricultural contracting business which had been well respected in the community.</p> <p>TC noted that the business did not employ local people - those employed would be able to work at other locations.</p> <p>Concerns were expressed as follows:</p> <ul style="list-style-type: none"> • Visual Impact. Concern was expressed about the visual impact on the rural settlement, as well as on the historic landscape of shrunken medieval village (light industrial manufacture, vehicles, machinery, storage facilities) • Traffic. Serious concerns about the retail business which would result in increased traffic in and out of the site (including customer movements and delivery of raw materials) and the effect on local highways. • Vehicle movements. Concern about the impact of vehicle delivery outside hours mentioned in application (0800-1730) – on neighbouring properties and unsuitable roads. • Flood risk – concern that the land has been raised by 1.5m alongside the river - this will push flood water either side. In addition, the increase in soil weight has caused the river bank to collapse. • Water treatment – there appear to be insufficient arrangements to accommodate / treat water from washdown / cleaning down the concrete moulds - at the moment 400mm pipes drain directly into the river. • Environmental. Concern about dust from the storage of gravel / sands as well as cement dust on how this would be contained
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846	<p>RESOLVED: It was proposed and unanimously agreed to recommend refusal. The PC strongly believed that this site was NOT suitable for light industrial manufacture. The PC wished to make a strong recommendation for the planning officer to visit the site and walk the lane from A359 to the site entrance to gain full understanding of the potential effects of this business on the lane and neighbourhood. Action: Clerk</p>				
847	<p>Representations from members of the public (points, objections, photographic evidence) were provided to the Parish Council and were endorsed by the PC and would be included as attachments with the PC comments to the planning officer. These supported the PC objections and the planning officer would be urged to take account of these.</p>				
848	<p>Separately, it was noted that there was at least one mobile home on the site and it was not clear whether planning permission was required / had been granted. The clerk was asked to refer this to the planning officer. Action Clerk</p>				
849	<p>Receive Tree Protection Order in relation to proposed tree planting at Stone Farm. This notice was received.</p>				
850	<p>16/04634/FUL Erection of Agricultural Building. Stone Farm, Stone Lane, Yeovil. Amendments: Revised design, tree protection and landscape details. It was noted that this application had been determined in advance of the Parish Council meeting. See determination of planning notices below (item 8)</p>				
851	<p>SB noted that tree planting schemes had been submitted, this included a hedge as well as protection of existing trees. This was consistent with the PCs original recommendation / comments on the application. In addition, the plans had been changed to accommodate a reduction in hardstanding area which would protect tree roots, and the ridge height had been reduced. These were positive and welcome changes.</p>				
<p>6.To receive the following determination of planning notices.</p>					

	The following notices were read out:																																										
852	16/03544/OUT	Outline application for proposed residential development fronting Up Mudford Road, Mudford Hales Lea, Land East Of Hales Meadow, Mudford, Yeovil, Somerset.	Application refused Reasons were noted - location and relationship to built form, and because of the adverse effect on heritage assets																																								
853	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.	Grant permission with conditions																																								
854	16/04634/FUL	Erection of agricultural building, Stone Farm, Stone Lane, Mudford.	Grant permission with conditions.																																								
855	7. Other planning matters Consider joining CPRE for 2017-18. An invitation from CPRE to continue with membership for the coming year was received, this would cost £150. RESOLVED: it was proposed and unanimously agreed to join CPRE for a further 12 months as this had been an extremely useful resource. (Parish Projects budget line)																																										
	8. Council Matters Cemetery																																										
856	Cemetery Warden's Update. PS reported the following: <ul style="list-style-type: none"> • Work on headstones and levelling a grave would take place in February. Action PS • The trees had been cut, this had been a good job. The remaining cherry tree had been trimmed, PS would monitor the trees. Action PS 																																										
857	Topple Test - Cemetery Headstones Risk Assessment. Update – as above work on headstones was planned for February.																																										
858	Plaque for chapel – update. PS reported that he had sourced a mahogany supplier and had been advised to use stainless steel, Councillors preferred brass. RESOLVED: It was proposed and unanimously agreed for this to be finished in brass. Action PS																																										
859	Receive letter from relative regarding levelling of grave. The clerk reported that a further request had been received as per that discussed at the meeting on 27 October. The clerk had responded in liaison with P Sargent and it had been agreed that the grave would be levelled in early February as above. Action PS																																										
	Playing Field and Play area																																										
860	<ul style="list-style-type: none"> • To receive playing field inspection reports from the relevant councillor and agree any actions arising. DV reported that she had visited the play are six times - 3 during the day and 3 during the evening. A small amount of glass had been found, but none recently. It was noted that the bin at the top of the field did not close properly. The clerk reported that the wobble log had been repaired, DV would look at this in January. Action :DV • PS suggested that a working party should convene once per year to maintain areas of the play area (eg goal posts / wooden equipment.) This was agreed. 																																										
	Highways and Parish Paths																																										
861	<ul style="list-style-type: none"> • To receive reports regarding highways and agree any actions arising. A member of the public had reported that a signpost in Limington / Ashington was in need of maintenance. He had offered to do this himself but had been advised not to do so. The clerk would report the sign to County Roads. Action: Clerk 																																										
862	<ul style="list-style-type: none"> • Speed Camera at Shop – Update and agree any actions arising. TC had received correspondence from the police confirming that the speed camera site in Mudford appeared to be in the ownership of Avon and Somerset Constabulary, and there were no plans to replace it at this time. Any future speed camera siting would need to be referred to the appropriate department of the Local Authority for consideration. The police had noted that an assessment of collision data for A359 at Mudford, showed that there have been only 2 injury collisions at that location – neither of which were obviously speed related. The police felt that their evidence showed that the number of speeders was low in relative terms. PS noted that the speed van itself would slow vehicles and local experience suggested that there was indeed a speed problem. ML noted that there had been a recent fatality on the A359 between Queen Camel and Sparkford – and suggested that the PC should request action to avoid another fatality further along the A359. ML would provide details of who to contact. Action : ML 																																										
863	9. FINANCIAL MATTERS: <ul style="list-style-type: none"> • To approve the cash book and bank account reconciliation for December. RESOLVED: It was proposed and unanimously agreed to approve the cashbook as set out below: <table border="1" data-bbox="140 1928 1062 2154"> <tr> <td></td> <td>Balance 1/12/16</td> <td></td> <td></td> <td>£ 52,057.00</td> </tr> <tr> <td>RECEIPTS</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Interment fee Venis</td> <td></td> <td></td> <td>£ 80.00</td> </tr> <tr> <td></td> <td>VAT refund</td> <td></td> <td></td> <td>£ 426.00</td> </tr> <tr> <td></td> <td>Bank Interest November</td> <td></td> <td></td> <td>£ 0.84</td> </tr> <tr> <td>Total Receipts</td> <td></td> <td></td> <td></td> <td>£ 506.84</td> </tr> <tr> <td>PAYMENTS</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>01/12/2016 Salaries</td> <td></td> <td></td> <td>£ 521.06</td> </tr> </table>				Balance 1/12/16			£ 52,057.00	RECEIPTS						Interment fee Venis			£ 80.00		VAT refund			£ 426.00		Bank Interest November			£ 0.84	Total Receipts				£ 506.84	PAYMENTS						01/12/2016 Salaries			£ 521.06
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	HMRC		£ 4.20
	Postage telephone mileage		£ 16.41
	Noticeboard refurbishment J&J		£ 265.20
	Cemetery caretaker		£ 45.00
	SCJP Grant		£ 50.00
	Playing field signs		£ 95.88
	SLCC Membership		£ 108.00
	Total Payments		£ 1,105.75
	BALANCE		£ 51,458.09
	BANK ACCOUNT STATEMENTS		
	Current Account	£ 100.00	
	Business Account	£ 24,171.23	
	Business Reserve Account	£ 26,979.74	
	TOTAL BANK ACCOUNTS	£ 51,250.97	£ 51,250.97
	Add outstanding	Interment fee, Vat refund	£ 506.00
	Less outstanding cheques	1183,1184, 1185	298.88
	Balance		£ 51,458.09

- 864 • To consider ytd budget expenditure. YTD budget expenditure was circulated and checked by Councillors
- 865 • To approve the following accounts for payment and two signatories for cheques:- RESOLVED: It was proposed and unanimously agreed to approve the following payments, TC and NL to sign cheques

Salaries	December 2016	£521.06
HMRC	Tax and NICs	£4.20
Postage mileage	December 2016	£16.74
CAB	Grant agreed at Dec 1 Meeting	£50.00
Play UK	Wobble Log replacement	£499.20

- 866 • **To note the following receipts.** The following receipts were noted:

Description	Amount
Interment of Ashes Late Mrs A Venis	80.00
Bank interest	0.84

Other finance matters

- 867 Receive notice from SALC. This correspondence noted the decision that Council Tax referendum principles were not to be extended to Parish Councils
- 868 Receive thank you letter from SCJP (Grant.) The letter was received.

10. Correspondence. Consider the following correspondence and agree any actions arising.

From	Subject	
869 SALC	Dependent carers survey	DV offered to complete this survey – Action DV
870 SSDC	Consultation on Street Trading Policy	The PC had no comments to make.

11. LIST OF ITEMS DISTRIBUTED AND AVAILABLE SINCE LAST MEETING:

- 871 Rural Services Network News Bulletins; Somerset Waste Partnership Newsletters; Community Foundation Newsletter; Village agent evaluation; Volunteers for Great British Spring Clean; PCC Newsletter; Seasons greeting from CCS; Yeovil Hospital Charity Christmas E cards; School Admissions Consultation; Report a road problem poster; PCC Police and Crime Plan, Newsletter, 'Be Proud Awards' nomination forms; PCC e card; Merry Christmas from Came and Company Parish Council Insurance; CPRE Newsletter and Annual Report; Tree recycling information; SWP Monthly briefing; Community Foundation E newsletter; CPRE e Christmas Card

12. Challenge to development at up Mudford

- 872 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 exclude the press and the public from the meeting, there was nothing confidential to report.
- 873 Approve closed minutes of meeting held on 1 December 2016. There had been no confidential minutes taken.
- 874 Planning Application 14/02554/OUT. Receive update on legal / professional advice and consider any actions arising. There was no update other than the fact that the extension had been allowed until 31 March 2017. It was noted that the Senior Spatial Planner had resigned from his post at SSDC and this could impact on progress with the proposed site.

13. NEXT SCHEDULED PARISH COUNCIL MEETINGS:

- 875 Thursday January 26th 2017. Further meetings will be called as necessary usually on the last Thursday of the month.