

WEST & MIDDLE CHINNOCK PARISH COUNCIL

Draft Minutes of the Parish Council Meeting Wednesday 8th September 2021

Cllr Bennett - Chair
Cllr Coleman – Vice Chair
Cllr Cawley

Cllr Tinkley
Cllr Cooke
Clerk: Kim Duller

5 Members of the General Public

Public Forum: i) Neil Vout: Fly tipping report south of Bow Bridge. **Action: Cllr Bennett to do a drive past and check it is still in place and report if it is.** ii) Overgrown Hedge, Higher Street. **Action: Clerk to communicate to residents reminding them of their liability and responsibility to keep hedges trimmed back and not overhang the highway or paths.** iii) Neil Cochran: Rec Development, potential date arranged to meet Consultant who has drawn up initial plans in October 21 (TBA).

21/849

Apologies for Absence: Cllr White.

21/850

Declarations of Interest: i) Cllr Cawley Allotments ii) Cllr's Bennett, Coleman and Clerk, Recreation Ground Development Committee. iii) The Clerk, legal transfer of the Recreation ground. iv) Cllr White, Shiredown retrospective planning and risk assessment of trees/land owner. v) Cllr Coleman, any footpaths on Greatfields land. vi) Cllr Bennett, Playground Committee. vii) Cllr Cawley, family interest Mr Honeybun. (Landowner).

21/851

To approve and sign as correct the Minutes of the Parish Council Meeting held on 07.07.21
Resolved with amendments: That the Minutes of the Parish Council Meeting held on 007.07.21 as previously circulated were taken as read. It was requested from Jonathan Naughton that Public Forum item iii) be changed to "Jonathan Naughton provided a note for Councillors to consider on whether a Neighbourhood plan might be of interest". It was also noted that 21/835a be amended to "a number of Allotment Tenants", not two as stated in the Minutes. All agreed to the amendments. The remaining Minutes were signed as correct record and were signed by the Chairman.

21/852

Matters arising, not on agenda: i) Proposal by Chair to move the meeting to 2nd Wednesday in the Month. **Action: Chair to check legal status of the change and whether the Village Hall is available and report back to Members.**

21/853

Co-option update and Decision: The Chair confirmed that Carl Partridge had been proposed as the new co-opted Member as after the previous process of co-option, Cllr Partridge had been considered a strong candidate. It was previously agreed that Mr Partridge would be co-opted if a new vacancy arose, unless an election was called. Members present had taken a vote prior to the meeting and all were still unanimously in favour. Cllr Cooke abstained as she had not been involved in the previous co-option process for Mr Partridge. Mr Partridge was welcomed as a new Parish Councillor by the Chair. The Chair also explained he had been contacted by other Members of the public, who are interested in becoming Parish Councillors if a vacancy arises, which was a positive position to be in.

21/854

County Councillors Report: Cllr Keating had sent his report via email and sent apologies as the change of meeting clashed with Chiselborough's PC meeting. The report had been circulated to Members. No queries or comments from Members. **Action: Clerk to follow up outstanding action relating to speeding, road safety and grants.**

21/855

SSDC Councillors Report: Cllr Patrick had sent his report via email and sent apologies as the change of meeting clashed with Chiselborough's PC meeting. The report had been circulated to Members. No queries or comments from Members.

Planning:**a. Applications:**

- i) **21/02370/HOU2: Ridgway West Chinnock.** The PC had replied to SSDC planning, with no objections or comments.
- ii) **21/01453/HOU: Shiredown Cottage, Middle Chinnock.** The PC had replied to SSDC with no objections subject to clarification of the specification of "Garden Room" on the plans which had been discussed with SSDC.
- iii) **21/02208/LBC: Twindown Mead, Middle Chinnock.** Queries had been made to SSDC, all had been answered. No objections or further comments from the PC.

b. Applications since time of the agenda: 21/02713/HOU: Willow Trees, West Chinnock. Comments back by 28.09.21. Action: Clerk to circulate planning application to members for initial comments and feedback, within one week. Cllrs Tinkley and White to lead.**c. Determinations since time of the agenda: None****d. Planning enforcement:**

- i) **Hollowell Hill 19/00026/FUL:** Clerk has contacted enforcement team over concerns raised by residents. Enforcement Officer has left. Clerk to liaise with JN to review his progress so far and to continue to query concerns raised by residents with SSDC. To also review previously requested enforcement reports, dates etc.

e. Planning queries:

- i) **Reported Concerns to the Clerk: None**
- ii) **Updates by Exception:** Cllr Tinkley updated the Members and residents on the implications of the planning changes including the removal of the SS2 policy and SSDC lack of the local 5 year land supply, including implications for rural communities. Whilst the news is disturbing, JN confirmed an appeal was overturned very recently and a development in Somerset was refused, which was reassuring in light of the removal of SS2.

Finance:

- a. **Resolved: To accept Qtr 1 Accounts 21/22.** These had been internally audited by Neil Cochran.
- b. **New Bin at Recreation Ground:** Previously reported as costing £500.97. The final cost was £400.97 as the purchase of wood had been double counted. (*Note not on the agenda discussion regarding bins at Rec and emptying at Rec and also missing bin lid on the multi-purpose bin at Duckpool lane. Action: Clerk to find out more information and report back to Members*).
- c. **Resolved:** To pay Recreation ground interim bill for Battens solicitors £600.00. Final bill to come will be £972.20. Overall cost to the PC for legal fees and searches (Including fees to SSDC of £1001.00) £3574.20. The Clerk explained there may be some further small search fees for items which have elapsed due to timescales on completion.
- d. **Resolved:** To accept delegated powers payments:
 - i) SLL31513 Somerset Landscapes Grass Cutting June 2, £271.80
 - ii) SLL31404 Somerset Landscapes Grass Cutting May, 21 £271.80

Allotments Update:

- a. **Lead Member for Allotments after resignation of Cllr Collins:** The Chair gave a vote of thanks to Pete Collins for his support in taking on the Allotments responsibility during his time as a Parish Councillor and he will be missed. **Cllr Partridge was asked to take over the portfolio and agreed. Action: Cllr Partridge to meet with Pete Collins and Clerk for a handover.**

- b. **Vacant Plot 6B.** An existing plot holder is looking to have a bigger plot. **Action: Clerk to liaise with both plotholders and Cllr Partridge. Clerk to advertise vacant plot when a date has been agreed.**
- c. **Annual Inspection:** NV and Cllr Cawley confirmed that they are considering early November 2021. **Action: Cllr Partridge to liaise with NV and Cllr Cawley to finalise the November date. Cllr Tinkley to also be kept in the loop to support.**
- d. **Fence Post Maintenance:** Cllr Cawley confirmed this had been completed.
- e. **Plot 20:** It was agreed that plot 20A would be kept vacant as accessible plot as part of the PC's commitment to accessibility. (Equality Impact Assessment still to be completed).

21/859

Matters arising from the 7th July 2021 meeting:

- a. **Cllr Keating update speed reduction schemes:** No response. **Action: Clerk to follow up.**
- b. **Grass Cutting - West & Middle Chinnock Churches:** The Clerk confirmed that legally PCs cannot spend precept on church grounds, however other Parishes do and there are some exceptions including community use. There was some discussion that re-wilding was being considered. JN raised the issue of the church being asset rich, which has previously been raised and addressed by Rev Nick. Concerns were also raised about re-wilding. **Action Clerk/Chair to have an update discussion with Rev Nick.**
- c. **Smokey Hole & Smiths Hills Trees overhang, land owners responsibility for Risk Assessment: C/F Action: Cllr White to liaise to organise cutting with JM.**
- d. **Riverbank Collapse, Scott's Way, Parish Work Plan.** The Chair had attempted to contact the owner of the land and still has not had any response. It was felt the only way forward was to contact SCC again and the river was full of trees and the bank continues to be eroded. It was also noted that this part of land/highways is the responsibility of Merriott PC. **Action Clerk to contact SCC and Merriott PC on how to resolve the situation.**
- e. **Footpaths Parish Work Plan:** Cllr Coleman to confirm with SCC whether the handrail which was broken by cows at the southern end stile/bridge at the Rec is landowner's responsibility or SCC and report back to Clerk. Also to consider whether a gate could replace the existing stile.
- f. **Trip Hazard – The Knapp:** Cllrs felt that the existing repairs still presented a risk to residents, which was a liability to the PC as a trip hazard on Parish Land. Previously the Tree Officer had stated the repairs could be done without any impact on the roots to the trees. **Action: Clerk & Chair to meet to agree way forward. Clerk to write back to owner on behalf of the Parish Council and explain the liability issues and also speak to SSDC regarding the land.**
- g. **Rural Broadband:** The Clerk had not received any feedback from residents. **Take off of the agenda.**
- h. **Rec Gate Open Sign:** Clerk to produce a temporary sign to keep the gate open and follow up with John Grainger in reference to the sign previously agreed.
- i. **Police Monthly Beat Surgeries:** One had taken place, with 2 residents attending. **Action: Clerk to follow up with local PCSO.**
- j. **Corona Virus Update:** Somerset infection levels have risen significantly; however Somerset also has the most number of residents vaccinated in the Country.

21/860

Reports & Correspondence:

- a. **Unitary Authority Update, including Parish Elections:** General discussion on implications, as this will be an on-going process. **Action: Cllr Cooke agreed to take on this topic as a portfolio and be responsible for keeping Members updated.**

- b. **Clerk Report: i) Large Bonfire:** Complaints from residents regarding large bonfire in the village in early September which was burning through the day. **Action: Clerk to remind residents regarding bonfire guidance.** ii) **Flash Flood in July:** concerns raised that village drains not able to cope and the potential for flooding. Footings (approx 1 metre) at Smiths Hill development filled in less than 10 minutes which raised concern as to where that water will “go” once the plot is developed. Similar issues have been noted with developments in Hinton St George and Odcombe. Also the impact on sewage drains, in particular as the sewage pumping station already cannot cope with the amount of sewage in the village. SCC has advised to take the water issues to FWAG as they previously had not seen the photographic evidence. iii) A concern regarding spend on the rec bin had been raised by a resident who felt that accessibility issues in the rec should be given more priority. The Chair responded by explaining that the rec development proposals had included an accessibility review and it would be integral in any future developments.
- c. **Neighbourhood/Community Plan:** It was agreed the Clerk will organise an informal briefing for Members with JN. **Action: Clerk.**
- d. **Parish Work Plan: Updated version for September previously circulated by Clerk.**
- e. **Highways & Ditches:** Tarmac dropped at Little Silver, has been marked up with a number of other potholes. A number of potholes have been filled with small stones and rubble; however no-one was aware who had filled them.
- f. **Drains Report:** Cllr Cawley raised concerned regarding ditches on the right-hand side past the rec. The Clerk reported the drains and soakaways had been reported and pictures sent to SCC previously in this area, including potholes and road deterioration caused by the water. **Action: The Chair will review the situation this weekend and report back to the Clerk and Cllr White in consideration of what needs to be done – prior to the Clerk contacting SCC.**
- g. **Recreation Ground:**
- i) **Recreation Ground Purchase: Recreation Ground Development: Resolved:** To purchase the Recreation Ground. Proposed by Cllr Tinkley, seconded Cllr Coleman. All in favour.

21/861

Correspondence & Matters for Agenda Wednesday October 6th 2021

- a. Any Agenda items to be forwarded to the Clerk before Wednesday 29th September 2021.

Meeting closed 9.30pm

Next Meeting

**Parish Council Meeting Wednesday 6th October 2021 7.30pm (*To be confirmed*)
West & Middle Chinnock Village Hall**

