

EAST BRENT PARISH COUNCIL

Minutes of the meeting of East Brent Parish Council held at the Village Hall on Monday 8th September 2014 at 7.30pm, when the following business was transacted.

Present

Councillors:- Cllr J. Webb (Vice Chairperson), Cllr E. Champion, Cllr A. Gilling, Cllr W. Walker, Cllr J. Bowden, Cllr N. Lloyd-Jones, Cllr Y. Roscorla, Cllr B. Woodward, Cllr S. McGreavy and Cllr B. Bees, together with the Clerk Mr M. Shobbrook.

1. Apologies for absence and declarations of interest

Apologies were received from Mr Bob Filmer and from Cllr V. Rawles due to medical reasons. A declaration of interest was made by Cllr Gilling in relation to the Planning matters on the Agenda (in view of his position on the Development Committee at SDC).

In the absence of the Chairperson Cllr V. Rawles, the Vice Chairperson Cllr J. Webb, chaired the meeting throughout.

As Mr S. Robertson of Byeways, Old Bristol Road, East Brent, was in the public section, The Vice Chairperson decided to bring forward on the Agenda, the planning applications to be considered during the meeting. This would enable Mr Robertson to answer any questions the Councillors may have had in relation to his planning application and he could then withdraw from the meeting if he chose to do so.

The meeting opened at 7.30pm.

PLANNING MATTERS

The following new applications were discussed:-

Application No: 24/14/00028

Type: Full Planning permission

Applicant: Mr S. Robertson

Location: Byeways, Old Bristol Road, East Brent TA9 4HX

Proposal: Erection of two storey side extension with ground floor forming driveway.

Case Officer: Liam Evans

Cllrs Lloyd-Jones, McGreavy and Woodward visited the site earlier today. Cllr McGreavy explained the nature of the application in detail and after some discussion Cllr Woodward proposed, with Cllr McGreavy seconding, that the application be approved by EBPC. The proposal was voted upon and agreed unanimously.

Application No: 24/14/00030

Type: Full Planning permission

Applicant: Mr S. Lindsey

Location: Land at the south of Little Orchard, Gills Lane, Rooksbridge, BS26 2TZ.

Proposal: Retention of change of use of land from agricultural use to mixed use-agricultural and dog training/exercise.

Case Officer: Liam Evans

Cllrs Lloyd-Jones, McGreavy and Woodward visited the site. Cllr McGreavy explained the nature of the application in detail and after detailed discussions concerning the possible commercial usage of the site; the larger than normal private car park; the possible increase in vehicular traffic along Gills Lane; the possibility that the premises might be used to stage canine competitions; all of which the Councillors had reservations about, Cllr Lloyd-Jones proposed, with Cllr McGreavy seconding, that the application be approved by EBPC. subject to the provisos and conditions stated above. The proposal was voted upon and agreed unanimously.

2. Confirmation of the Minutes of the meeting on Monday 7th July 2014.

The Minutes of this meeting were signed by the Vice Chairperson as being a true and accurate reflection of the business carried out by this Parish Council on that date.

3. Matters Arising:-

Minute 30/12 : Pavements adjacent to the building site at The Laurels, Old Bristol Road, East Brent - Cllr Walker told the Committee that there has been no firm progress being made in this matter, since the last meeting in July. Contact had been established with Mr Trevor Kaby the original developer of the site, who has said that his company (Penbury Homes Ltd.) was no longer trading and had no money to pay for the outstanding work. The "top dressing" of the pavement still needs to be completed in order to make the pavement safe for pedestrians to use. Cllr Walker said that the problem involved legal issues between both SDC and SCC, which still needed to be resolved. A lively debate followed, concerning the obligations of the original planning applicant; the obligations of the brewery who still retain ownership of part of the site for a pub car park; the continued existence of the "temporary" septic tank installed at the site; the removal of rubbish (including a staircase) from the area and other issues. Cllr Walker then proposed that he organises a meeting between Mr David Crowle (Planning enforcement officer at SDC); Mr Ian McWilliams from SCC; District Councillor Mr Bob Filmer; together with himself and Cllr McGreavy, takes place in an attempt to resolve this long standing problem. This proposal was seconded by Cllr Champion and then passed by a unanimous vote by all Councillors. Cllr Walker will therefore report to the next Parish Council meeting in October.

Minute 04/13 : Parish Magazine - The Vice Chairperson told the Committee that Mrs Molly Richards has resigned from her position as Editor of the magazine. Cllr Lloyd-Jones read out Mrs. Richards letter in which she explained her reasons for so doing. The Vice Chairperson then proposed that a letter of thanks is sent to Mrs Richards, thanking her for all the work she has carried out over many years for the production of the magazine. She will draft the same. It was agreed that further funding should not be made available at this time. A lengthy debate then followed about how the magazine would proceed and continue, from now onwards. Topics raised included; the possibility of amalgamating the magazine with either Brent Knoll PC, with Lympsham, or with both, PC to save on production costs and labour. Various names were put forward of those that had volunteered their services they were: Judy Webb, Colin Loader, and Bill Walker; the promotion of possible advertising revenue (essential for the long term existence of the magazine); the possible spending of money already set aside by the PC towards the production of the magazine, together with other matters. Cllr Walker said that he felt the magazine should be kept as a sole production by East Brent and any amalgamation with another publication, would probably not be welcomed by the residents of East Brent. She agreed to arrange a meeting between interested parties and would report back at the next meeting.

Minute 24/12 : Defibrillator Equipment - The Vice Chairperson told the meeting that Cllr McGreavy had concluded the installation of the housing for the second Defibrillator at the surgery. She offered hers and the Committee's thanks to him for all the hard work he has done in connection with this project. It will be commissioned shortly. The Councillors were en mass, disappointed that the promised donation of £1500 from funds at SCC was still outstanding from Cllr Denbee. The Vice Chairperson suggested that a letter is put onto the PC's website advising residents of the "familiarisation session" which is being organised on the 20th October 2014 in the Village Hall. As requested by Cllr McGeavy, she will ensure that a poster is displayed about the Defibrillator familiarisation in the Doctor's surgery. Cllr Gilling suggested that notices are displayed showing where the Defibrillators will be located. He can place one in the Methodist Church Hall. The Vice Chairperson said that the whole project should receive as much publicity as it can, in order to thank the people who have made donations towards the purchase costs of the units and to further publicise the familiarisation sessions. She suggested that there could be an "opening ceremony" to which the local press should be invited to attend, together with the local Doctors. A possible date for this could be Monday 13th October 2014 at lunch-time. Cllr McGreavy offered to carry out the weekly check needed upon the Defibrillator in the surgery. The Vice Chairperson will check on similar arrangements for the Rooksbridge unit.

Minute 08/13 : Playing Field off Pill Road, Rooksbridge - The Clerk addressed the meeting and told the Councillors that he had prepared and submitted a draft licence for access over land belonging to the South West Housing Society, to the Society for its approval on the 6th April 2014. Nothing was then heard until the 21st August, when solicitors acting on behalf of the Society sent their own draft deed to the Clerk, for his approval. Whilst the Clerk's draft had been deliberately kept very short, the Solicitor's draft was in fact six pages long. The Clerk then explained the contents of the second draft and concluded by saying that, as legal advisor (not as Clerk) and with no fiduciary, nor remunerative relationship with the PC for this, he felt able to propose the acceptance and adoption of

the second draft. In essence, it contained all (and no more than) the clauses he wished the final form of the licence to consist of. He emphasised the need to conclude this agreement as soon as possible, as the lease from Mr and Mrs Gilling of the playing field land, was already in existence and legally the PC could not reach it. It was in effect "land locked." A proposal to adopt the draft deed drawn up by Messrs Tozers, Solicitors of Exeter, was made by Cllr Lloyd-Jones and seconded by Cllr Woodward. The Clerk was instructed to proceed accordingly.

Cllr Lloyd-Jones gave an update saying that the grass on the playing field area was growing well and it would need a cut soon. He had asked Phil Collings from PGC Contracting Services to quote for this work. Mr Collings quoted £95.00 for the first cut which would include strimming the banks as well. Mr Collings has proved himself to be reliable and to do good work on behalf of the PC, since being awarded a similar contract recently. Cllr Gilling asked if a second quote had been obtained. Cllr Bowden (as Chairman of the Cemetery Committee) said that he was happy to propose that Mr Collings is awarded this work, without obtaining a second quotation. This was seconded by Cllr Champion. Cllr Gilling suggested that some sheep are taken to the site to eat the new grass. This may not involve any expense. Cllr Champion replied that this could be problematical as if the sheep are on the land during heavy rainfall, damage to the grass roots could follow. Also, the sheep would not eat the grass with as much care as an experienced operative contractor could cut it. The motion was then carried and Cllr Lloyd-Jones was instructed to make arrangements with Mr Collings to cut the grass / strim the banks for the figure he had quoted. Cllr Lloyd-Jones then circulated to the Committee members, a list of tasks/jobs which still needed to be undertaken at the playing field, both before it was commissioned and thereafter. He invited the Councillors to take this list away with them and return to the next meeting with offers to take on particular tasks/jobs, so as to spread the workload. Cllr Gilling told the meeting that it might be possible to get a donation of up to £400 from the Housing Society to help towards the purchase of the goal post needed on the football pitch. Cllr Lloyd-Jones concluded his address by saying that the installation of the final gate into the playing field needs to be undertaken only when the area is ready to be used by the children. Until then, they must be discouraged from entering the land, to prevent any damage being caused to either the grass or the area generally prior to it being fully ready for use.

The Vice Chairperson thanked Cllr Lloyd-Jones for the considerable amount of time and effort he has put into this project over the last year or more. She also thanked Cllr Gilling and his wife, for making the land available to the PC, under such favourable terms and conditions.

Minute 14/13 : Planning Appeal relating to the Pilrow wind farm - Cllr Walker told the Committee that Broadview Ltd.'s appeal had been dismissed. No one was celebrating yet, because the deadline for Broadview to appeal against the decision of the Secretary of State, will not expire until Thursday 11th September 2014. If no further appeal is lodged, then there will be celebrations that the intensely hard work carried out by No Pilrow Ltd., has finally been successful. If such an appeal was lodged, it would not involve any of the former parties, it would simply be between the Secretary of State and Broadview Ltd. Cllr Gilling told the meeting of the very sad death of Julie Trott who had been a principal opponent of the West Huntspill wind farm application throughout. It was suggested that a letter of condolence should be sent from the Council. Also, if appropriate after Thursday, a letter of thanks should be sent to Mr Martin Keegan and to Mr David James.

Minute 12/14 : Updating of the Playing Field adjoining Brent Road - Cllr Lloyd-Jones gave an update saying; the 2 new goals have been installed and are being used extensively by many children. The PC has previously agreed to pay SDC for the goal nets (circa. £70.00) which was done in the past (setting a precedent). The two new benches have been ordered by SDC around the 6th August 2014 and should we hope will be installed soon. The extensive growth of foliage over the wall as you drive around the bend by the Old Butchers shop was reported by Cllr Lloyd-Jones to SDC as it obstructed driver's vision. This has since been cut back. Other tree and perimeter work is still being pursued and so hopefully by next spring these other items would have by then been attended to, so all in all, quite a major refurbishment of the area will have been achieved.

The Vice Chairperson said that the Diamond Jubilee Committee members were all in favour of expending money on one of the 2 new benches and she hoped that plaques marking the Jubilee celebrations could be attached to the benches. Cllr Lloyd-Jones said that they would probably be sufficient funds available to pay for these.

Minute 13/14: Risk Assessment provisions, as detailed by the Internal Auditor in his annual audit report. Cllr Lloyd-Jones circulated his initial Risk Management Report to each member of the Committee which he had prepared in the light of the recommendations of the Internal Auditor in the Annual Report. It showed the areas of control and management which the PC needs to address and check at least on an annual basis, if not more frequently in some cases. During the brief debate about the report, the Vice Chairperson suggested that Cllr Lloyd-Jones should be appointed to the position of Risk Assessment Officer for the Parish Council. This was agreed by all. Cllr Lloyd-Jones said that he

will produce a further report before the next Committee meeting which will contain "tick-box" sheets for each area being reviewed, in an attempt to make the whole process of compliance simple to administer. Cllr Gilling said that he felt the next report and paperwork being prepared by Cllr Lloyd-Jones should be referred to the Monitoring Officer at SDC for his approval. The topic will be re-visited at the next Parish Council Committee meeting on Monday 6th October 2014.

Minute 14/14: Letter from the Polden Hills Pony Club requesting a financial donation towards its running costs. The Vice Chairperson reminded the Committee of the arrival of a recent letter from the Polden Hills Pony Club, which had been circulated to all Councillors by email. Cllr Champion suggested that this request for a charitable donation should be considered next March, when all of the PC's suggested donations will be considered. This was agreed by all. In the meantime, the Clerk will formally reply to the letter advising the Pony Club of this position.

4. Financial Matters :

The Vice Chairperson read out the list of proposed payments recorded on the Agenda and payment of all these items, with the exception of item 12, £600.00 for the Parish Magazine, was proposed by Cllr McGreavy and seconded by Cllr Walker. It was then passed unanimously by the Committee. The Clerk told the meeting that an additional payment had been agreed by the Cemetery Committee, during its preceding meeting at 6.45pm. As it was for only £10.00, it was well below the permitted limit which the full Committee was able to authorise and sanction at this meeting, without advertising it on the Agenda for the meeting. It was a payment for new signs at the Cemetery and was in favour of Mr Aubrey Lewis of Weston Super Mare. That payment was unanimously approved by all. Cllr Lloyd-Jones as Finance Officer, circulated a spread-sheet outlining the Parish Council' Budget and Spent projections for the remainder of the current financial year. It highlighted the slight overspend against budget in some areas and under spending in others. The result is that after taking into consideration all known expenditure, the next balance at the end of the financial year is likely to be in the region of £24,000. Hopefully, the long overdue receipt of £1500.00 from SCC via District Councillor John Denbee will arrive soon, possibly increasing the spending power for the next financial year, by that amount. The Vice Chairperson thanked Cllr Lloyd-Jones for his presentation and for the many hours he had clearly spent preparing his reports and spread-sheets.

5. Correspondence : None, other than has already been circulated to Councillors.

6. Matters of Report :

The Vice Chairperson started by advising the Committee of the appointment of a new Village Agent for East Brent, Brent Knoll, Berrow, Brean, Lympsham and Burnham without. She is Ms Kim Wilcox and she can be contacted on 07943555519 or by email at kwilcox@somersetccc.org.uk. Cllr Woodward said that Kim Wilcox has asked if she could attend a forthcoming meeting to address the Committee. It was agreed that she should be invited to speak to the Committee during the meeting on Monday 3rd November 2014. Cllr Woodward will arrange for this.

Another matter raised by the Vice Chairperson was the need to publicise the support groups recently formed in the area. These are:- The Bereavement Friends Group: The Terminally Ill Friends Group and the Alzheimer and Dementia Carers Group. It was agreed that details of these organisations should be placed on the Parish Council's website.

She advised the Committee that there had been a sub-committee meeting attended by herself, Cllr Rawles, Cllr Lloyd-Jones and the Clerk, to discuss the workload of the Clerk. It had been a productive meeting and it had established the exact role and duties of the Clerk, which would be very helpful when the time comes to seek a new Clerk. She requested that Councillors endeavoured to refrain from overloading the Clerk. The present Clerk emphasised that whilst he was most grateful for this review of the position, it had not been instigated at his request and he was prepared to continue to work for the Parish Council without any change in his working conditions or his remuneration package.

Finally, the Vice Chairperson suggested that a person should be appointed next year to act as Environment/Landscape Officer. That person would check the responsibilities of cutting hedges, grass verges and other areas around the Village, as it is presently unclear who is responsible for what and when. It might be the case that the PC is paying for services which either SDC or SCC should be responsible for.

Cllr Gilling advised the Committee that the Community Warden Scheme was intended to be revived after its recent collapse. SCC is responsible for promoting it and Cllr Gilling said he would keep the Parish Council advised of developments.

Cllr Bees asked if Brent Road could be monitored for vehicles speeding along it? It was mentioned that the existence of speed indicator lights sometimes had the effect of slowing down offending motorists. It was felt by some Councillors that the formation of a local Community Speed Group was not a good idea as it might be open to abuse in possibly "turning a blind eye" against some offenders, but "hounding" others. Cllr Bees agreed to look into the various actions the Parish Council could take to monitor the speed of vehicles using Brent Road.

Cllr Bowden highlighted the untidy condition of the area between the Brent Knoll Inn and the War Memorial. The Vice Chairperson said that she would contact Cllr Rawles who knew a person who had offered to cut the foliage around the War Memorial before the Remembrance Day Service this year. Finally, Cllr Bowden reported that the red bulb in the traffic light unit in the Weston.s.Mare direction has failed. The Clerk will report this immediately to the Highways dept at SCC.

Cllr Woodward reported that the street light outside the Village Hall was not working and the Clerk was instructed to report it to the Highways dept. She also mentioned that several people had reported to her that the dog-bin at the Cemetery was overflowing on several occasions. Cllr Bowden, as Chairman of the Cemetery Committee said that he was aware of this and that it had been discussed in detail during his preceding meeting of the Cemetery Committee. Cllr Walker agreed to contact SDC to report this and to check upon the emptying schedule.

Cllr Walker told the Committee that he had been approached by an operator of a website to "link-up" the PC's website with the other one to make details of traffic congestion on the M5 and A38 available online. A debate followed and it was generally thought not to be a good idea.

Cllr McGreavy said that people were asking how to access the Defibrillator units in East Brent and Rooksbridge. He suggested that signs are produced and placed at each unit telling the public that they have to ring 999 first. The Vice Chairperson said that she would contact Mr Martin Fagan of the CHT to seek his advice about this. It is important that members of the public know always to dial 999 in the event of an emergency.

Cllr McGreavy also asked if the Village fete could be held on the Village Green instead of at the Church. The Vice Chairperson said that there used to be two fetes, one run by the Church and the other run by the Village. Apparently the possibility of the Church fete being held on the Village Green had been discussed, but it was abandoned because of the charges imposed by SDC, which together with other factors, made it uneconomic. There were problems in providing portaloos. Cllr McGreavy agreed to approach the Church to find out.

Cllr Lloyd-Jones asked what the plans for the phone-box were. As it was no longer going to be used to house the second Defibrillator unit, its role and usage needs to be established. The Vice Chairperson said that she would chase the arrangements to have the kiosk painted and it would be discussed during a future Committee meeting.

There being no further business to discuss, the Vice Chairperson declared the meeting closed at 9.45pm.

The next meeting of East Brent Parish Council will be held on Monday 6th October 2014 at 7.30pm, in East Brent Village Hall