

EAST BRENT PARISH COUNCIL

Minutes of the East Brent Parish Council held at the Village Hall on 1st October 2012 and commenced at 7.30pm, when the following business was transacted.

Present: Councillor Cllr E. Champion, (Chairman) Cllr J. Bowden, Cllr W. Walker, Cllr A. Gilling, Cllr J. Webb, Cllr B. Woodward, Cllr V. Clapp, Cllr Y. Roscorla, Cllr N. Lloyd-Jones, Cllr B. Bees and the Clerk to the Council, Mr Martin Shobbrook; in the public area, Mrs Susan Fowler and Mr Kevin Archer.

“Members are reminded that the Council has a 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 and Human Rights”

There were two representations from the public, after the Chairman had invited those present, the opportunity to address the meeting.

Both Mrs Fowler and Mr Archer had attended the meeting to speak about the planning application being made by Mr Mrs Isaacs, which was being discussed later in the meeting. Mrs Fowler told the meeting that she is a close neighbour to the site and during the 25 years that she has lived there, she has never seen the area be as badly flooded as it has been in the last week or so. It is most unsuitable to build any permanent structure on the site because of the risk of flooding. She also said that the building will not be located according to the position on the plans. Mr Archer told the meeting that he opposes the application because the applicants have been refused permission in the past and they should not be allowed to repeat the application.

01/12: TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received and accepted from Mr R. Filmer and Cllr S. McGreavy.

The Chairman formally welcomed the two newly elected Councillors, Nigel Lloyd-Jones and Bob Bees and he said that the Committee looked forward to receiving their help and support in the future.

CONFIRMATION OF MINUTES

04/12: The minutes of the meetings held at the Village Hall on 3rd September 2012 were signed as a true reflection of the meeting held by this Parish Council. Cllrs. Y. Roscorla and B. Woodward kindly pointed out some minor grammatical errors and factual errors, all of which have been noted and the minute record corrected accordingly.

Minute 35/12: Affordable Housing in East Brent

An invitation had been extended to Mary Chorley and Mr Philip Yorke to attend this Committee meeting and address the Committee on this subject. The Chairman welcomed them both and Mrs Chorley spoke first.

Before this however, Cllr A. Gilling declared an interest in the topic and confirmed that he would not participate. He did not feel that he should withdraw from the meeting.

Mrs Chorley explained that there is an aim to provide Affordable Housing in East Brent and all other Parishes within Sedgemoor. A recent survey had highlighted the need for accommodation for both the young (first time home owners) and the elderly (wishing to “down-size” their accommodation).

A possible site for new Affordable Housing has been located at Ashlawn Farm, Rooksbridge.

Mrs Chorley circulated to the Committee, plans of the site and she emphasised that it is a “brownfield” site with the ownership of the land already established and with funds in place to enable the proposal to commence.

She asked the Councillors to support this project, if they agreed that there is a need to provide Affordable Housing in the Parish and if they considered the Ashlawn Farm site, to be suitable for development.

Cllr J. Bowden said that Mrs Chorley had once again produced excellent work in this project and he urged the Parish Council to fully support it.

Cllr N. Lloyd-Jones and Cllr B. Woodward both asked Mrs Chorley if these proposed properties would be occupied by local people and they received positive responses from Mrs Chorley.

Mr Philip Yorke told the meeting that each unit would cost approximately £120,000 to build and that the sustainability of the scheme could be guaranteed.

If the Parish Council decided to support the scheme, a public meeting would be arranged in the Village Hall where the community could say what they wanted to be built. This would be followed by the submission of a specific planning application to S.D.C. Cllr J. Bowden proposed that the Parish Council should fully support the project. This was seconded by the Chairman, Cllr E. Champion and the proposal was carried unanimously, by the Committee.

The Chairman then thanked Mrs Chorley and Mr Yorke for their presentation and their assistance to the Parish Council over this matter.

As there were members of the public present to hear the debate on one of the Planning applications, **(Ref: 24/12/00023/CJA Mr Mrs S. Isaacs)** the Chairman suggested that the debate on this topic should be brought forward in the Agenda.

He therefore invited Cllr J. Webb to address the meeting with her findings and recommendations regarding this planning application.

Cllr J. Webb advised the meeting that she, together with Cllrs. B. Woodward and Y. Roscorla had visited the site. She explained the history of this application and said that she had attempted to establish why the applicants want to build the

dayroom. She had been told by the applicants that it was intended to be used solely by their family members and not as a Gypsy encampment.

The Planning Sub-Committee members had found the site to be very neat and tidy and well maintained, unlike many others they had visited on planning applications. Cllr V. Clapp asked why a temporary building could not be built, why did it have to be a brick structure?

The Chairman asked if it was possible for the redundant stables at the site to be converted into a dayroom?

Cllr J. Webb said that she had approached the case officer at S.D.C. (Colin Arnold) in order to find out his comments on the application and she had been told that he would not give this until he had received the recommendations from the Parish Council. She advised the Committee that the applicants had won the previous appeal made to the D.of E. against an eviction order; but they had lost the appeal for the granting of planning permission, for the dayroom.

Cllr Y. Roscorla said that if planning permission had been refused on the first occasion, then it should be refused again on this occasion as well. The Parish Council needed to be consistent in its actions.

Cllr J. Bowden then proposed that the application should be rejected and this was seconded by Cllr N. Lloyd-Jones.

Cllr. J. Webb said that she was in two minds about the matter and would be abstaining in a vote on the issue.

Cllr A. Gilling said that he agreed with Cllr Y. Roscorla in that the Parish Council needed to show consistency in the way it dealt with this application. It had been rejected before and should be rejected again.

The Chairman then took a vote on the matter and with the exception of Cllr J. Webb (who abstained); a unanimous vote to reject the application was passed.

ONGOING ISSUES

07/12: Village Sign: Cllr V. Clapp reported that she has had a meeting with the Highways Authority, to discuss the signs at each end of the village. She has been told that both signs will be renewed at no expense to the Parish and any design and size will be agreed. If the Parish Council decided to add an emblem to each sign, then this would cost an extra £100.00 per sign. Suggestions about the design followed and ideas such as, "Please drive carefully through our village"; "Home of Harvest Home" were made by Councillors.

The general consensus was that this size of the signs needs to be increased and reference to the historical start of "Harvest Home" celebrations in the village, should be included.

Cllr J. Bowden suggested that there was no need to rush to a decision about the signs and if Councillors had any particular thoughts or designs in mind, they should contact Cllr V. Clapp and advise her. She will present further findings and recommendations to the next Committee meeting.

16/12: Play Area next to the village Green: The Clerk will endeavour to make contact with Harley Cook at S.D.C. before the next meeting, to find out how the application for a grant to renew the equipment is progressing.

23/12 Bus Stop Location issues: The Chairman reported that the Highways Authority had confirmed that finance was available to move the Bus Stop. The matter should now be sorted out satisfactorily. Cllr B. Woodward agreed to meet with the Highways Authority to finalise these plans.

24/12: Defibrillator: Cllr J. Webb advised the meeting that a letter will be sent out from the Parish Council to all businesses in the Parish by the end of this week requesting funding for the equipment. As a result of this, it can be decided if sufficient funds will be available to purchase two Defibrillators. A further report will be presented to the Committee at the next meeting.

26/12 The Parish Council's Website: Cllr. W. Walker reported that the Website is now "live" and it has a lot of information on it. He said that it is hoped that the Community pages would also "go live" by the end of the month. It will probably be during November, that the History group complete their input and those pages of the Website, "go live." Cllr N. Lloyd-Jones asked if the software allowed a count of the number of "hits" to the Website and he was advised that there was such a facility. It can only be accessed by the Administrator.

Cllr W. Walker will let the Committee know the number of site visits at the next meeting. He asked if the Parish Council would have any objection to local businesses having access to free advertising on the Website. The Chairman said that he thought this would be possible with one proviso. Namely, that if circumstances change in the future, it might be necessary to ask for payment of advertising space. Cllr J. Webb reminded the Committee that in order to keep its ".org" status, the Website must remain a non profit-making organisation. It was decided that any business within the Parish electoral area can advertise on the Website.

29/12: The ownership of Common Open Spaces with the Parish of East Brent. Cllr. W. Walker addressed the meeting and said that he had so far located two areas which belonged to the Parish. He will present a further report at the next meeting.

34/12: Preparation of a Code of Conduct for the Parish Council and Members...as directed by S.D.C. Cllr N. Lloyd-Jones explained that he had reviewed three versions of a Code of Conduct used by other Parish Councils and has drafted a version for EBPC, which is aimed at making a hopefully concise and usable document with the necessary conditions. He circulated the draft version to all present and asked Councillors to read it and contact him with any comments before the next meeting. Cllr A. Gilling asked Cllr N. Lloyd-Jones to

contact the Monitoring Officer at SDC to obtain their feedback on the proposed draft.

Cllr N. Lloyd-Jones will then report back to the Committee with hopefully a final draft for adoption.

The Chairman thanked Cllr N. Lloyd-Jones for the excellent work he had done in preparing this difficult document and for the extensive research he had carried out.

Minute 35/12: Wi-Fi. Access at the Village Hall As no further information was available on this matter; it was adjourned until the next meeting. Cllr W. Walker will report then.

PLANNING: The following planning applications were discussed:-

Ref. 24/12/00024/LE

Proposal: Application for erection of single storey extension at 5 Red House Rd. East Brent Highbridge TA9 4RX

Mr M. Keegan

An inspection of the site was undertaken by Cllrs. J. Webb, B. Woodward and Y. Roscorla, who reviewed the plans. They reported that they could see no reason why the application should not receive the support of the Parish Council. Cllr J. Webb proposed approval of the application and Cllr B. Woodward seconded it. It was passed by a unanimous vote.

Ref. 24/00026/DRT

Proposal: Erection of agricultural building at River Yeo Farm, White House Lane, Loxton, Axbridge

Mr G. Dudd

An inspection of the site was undertaken by Cllrs. J. Webb, B. Woodward and Y. Roscorla, who reviewed the plans. They reported that they could see no reason why the application should not receive the support of the Parish Council. Cllr J. Webb proposed approval of the application and Cllr Y. Roscorla seconded it. It was passed by a unanimous vote

Ref. 24/12/00025/DT

Proposal: Erection of a Polytunnel at Heathgate Farm, Gills Lane, Rooksbridge Axbridge BS26 2TZ.

Mr P. Dunglinson

An inspection of the site had taken place earlier that day by Cllrs. J. Webb, B. Woodward and Y. Roscorla. Cllr J. Webb reported that the proposed polytunnel would not be visible from the road and was intended for the use of growing produce for the personal consumption of the applicant, not for commercial purposes. She recommended that the Parish Council supported the application. Cllr J. Bowden proposed approval of the application and this was seconded by Cllr B. Woodward. It was then passed by a unanimous vote.

FINANCIAL MATTERS AND TO APPROVE PAYMENTS

26/12: The payment of the following amounts from the Council's current account was discussed:-

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| 1. Sedgemoor District Council (Invoice FN013707 emptying dog bins) | £418.08 |
| 2. Payment of Clerk's salary for June, July, August and September 2012
as per a detailed schedule produced by him to the Committee | £1337.22 |
| 3. Payment of PAYE to HMRC | £891.48 |
| 4. Clerk's out of pocket expenses (postages, stationary etc.) | £40.85 |
| 4. Royal British Legion-- Poppy Appeal donation | £15.00 |

It was proposed by Cllr. B. Woodward and seconded by Cllr. J. Bowden and then unanimously agreed to make all of the above payments in full. Cheques for these amounts were issued and signed by the Chairman and Cllr V. Clapp.

27/12: CORRESPONDENCE: The following matters were circulated to the Committee members for them to read and study.

- 1. Update from S.C.C. on Connecting Devon and Somerset to Superfast Broadband, dated 10th September 2012.**
- 2. S.C.C. Press release on the cost of providing Street Lighting, Dated 17th September 2012.**
- 3. RSN online publication dated 24th September 2012.**

MATTERS OF REPORT:

The Chairman,

He raised **Minute 17/12: Pond Adjacent to Rossholme** where he was attempting to ascertain the legal ownership of the pond. He reported that his investigations had revealed that it was probably Glebe land. The problems of flooding and the plans to deal with flood waters by the Knoll Inn during heavy rainfall, were being addressed and plans were underway to take flood waters away from Church Street (the old butchers shop).

Cllr. V. Clapp raised the question of the siting of salt bins in the Village in readiness for icy weather conditions. The Chairman, who is storing these bins at present, said he will address the matter so that they will be available in time.

Cllr A. Gilling raised 3 matters.

1. A request that Cllr E. Champion should read out the names of the fallen in the order of service on Remembrance Day, so that their surnames are not mispronounced, thus avoiding distress to the families of these people.
2. The re-naming of Church Road back to its former title of Church Street. He had been approach by Mr Brian Fry, who said that the residents of Church Road were keen to revert the name to Church Street. Cllr Gilling said that he understood that an application signed by all the residents would be necessary and even just one dissention would defeat the matter.
3. The use of a Lap-Top computer by the Clerk. Cllr Gilling has made enquiries within S.D.C. as to whether one can be sourced for the Parish Council to use. His investigations will continue and he will report again.

Cllr B. Bees He reported that the road surface at Hill Lane had been repaired very poorly by Bristol Water following recent water works they had carried out. He asked that the Clerk should approach Bristol Water to have the road re-surfaced correctly.

Cllr J. Bowden raised the handover of all documents and equipment owned by the Parish Council, from the previous Clerk, to the new Clerk. This has still not been completed following the resignation of the former Clerk in April 2012. Cllr Bowden suggested that the new Clerk should send a polite request to Mr Bob Strachan, asking for the immediate handover of everything he has belonging to the Parish Council.

Secondly, he raised the building site at The Laurels, Old Bristol Road. He reported that the pavement adjacent to the site has now been tarmaced, but there was still at least one stop-cock protruding dangerously out of the pavement. The Chairman agreed to meet with the site owner, to discuss this and other outstanding issues.

Cllr W. Walker raised 3 matters.

1. A septic tank has been installed at the building site (referred to above) as the property has still not been connected to mains drainage. He was concerned that the flow-off was directed into the adjacent rhyne. A Stop Order has been served by S.D.C., on the new owners of the property. The septic tank has needed to be emptied already, despite the fact that only one property is occupied and using the system. Several Councillors questioned how the Solicitors acting for the new purchasers, had allowed their clients to proceed with the purchase, when the property had not even been connected to mains drainage. It was thought that the buyer's solicitors had obtained a Solicitor's Undertaking from the developers solicitors, confirming that this work will be carried out. If it is not fulfilled, then the purchasers can rescind the contract and get their money back. This will be one of the issues being raised by the Chairman, when he meets with the site owner.

2. He asked why the "Community News" is being re-named the "Community Magazine". Cllr J. Webb explained that if it was a magazine, it would pay no V.A.T.

3. Reference the "Pilrow ", he merely wished to inform the Committee that he has a copy of the wind speed readings taken from the site.

Cllr B. Woodward had no matters to raise.

Cllr. J. Webb raised 2 matters.

1. The car parking arrangements at the Methodist Church. She had recently seen 17 cars parked in the immediate vicinity which causes chaos for other road users and the owners of the neighbouring properties. She believed the land being used by these car owners, belongs to the County Council. The Chairman said that there is a need for a car park to be constructed. The problem was that he believed the land has been designated as a "green wedge", protected area. It was suggested that Cllr John Denbee should be contacted to see if he can assist in this matter.

2. The Parish Strimmer. Various areas have now been cut in the Village and if parishioners know of pathways etc. which needed attention, they should contact her.

Cllr N. Lloyd-Jones raised questions regarding the Community Magazine.

He said that he understood the current proposal is to produce 10 editions in 2013 with 500 copies a time.

He had been informed by Mrs Molly Richards (the editor) that her projection for the cost to produce 5,000 copies would be some £3,300. The advertising revenue would appear at this time be around £1,300 - although this figure would not be known for sure until at least the end of the 1st quarter next year, as this is when most advertisers will or will not renew placing an advert in the publication. A lengthy discussion between the Councillors then took place, when the history of the part funding of the magazine by the Parish Council was again raised. In a further attempt to resolve this on-going issue, the Chairman suggested that there should be a meeting between himself (together with Cllrs. J. Webb and N. Lloyd-Jones) and Mrs Molly Richards, to bring the issues to a conclusion.

The Clerk raised no matters.

There being no further business, the Chairman declared the meeting closed at 9.45pm.

The Next Parish Council Meeting planned for Monday 5th November 2012 at 7.30pm or earlier if a planning meeting is required.