

EAST CHINNOCK PARISH COUNCIL

Minutes of the East Chinnock Parish Council meeting held on Monday 13th May, 2019 starting at 7.30pm in the Village Hall.

Present	Chairman Cllr. Paul Taylor
Councillors	Mike Bussell, John Cox, Dave Tuck, Doug Reeve and Debbie Taylor.
Officer	Maureen Randell
Ward Councillors	Mark Keating (part of meeting) and Anthony Vaughan (part of meeting)

Public Question Time: There were three members of the public present. i) Nick Weber had come to tell the councillors about his plans for more development on his land. He was looking at knocking down his existing bungalow and replacing it with a modern energy efficient building using air source heating. He also planned to build 2 two bedroomed bungalows and 2 three bedroomed bungalows. Cllr Bussell said that the Parish Plan Questionnaire had indicated that there was a need for bungalows and 2 bedroomed properties. Cllr Reeve said that Nick Weber had already shown him the proposals as a neighbour and he had no problems with them. Cllr Paul Taylor said that his only concern was the increased traffic flow. Nick Weber said that the planning application would be submitted shortly. ii) Geoffrey Jackson said that unfortunately the Speedwatch Team had lost some members which meant that they would struggle to put on as many sessions as previously. This was a shame as out of the 30 Speedwatch Groups in the area East Chinnock was normally in the top two for the volume of traffic and the number of speeders recorded.

70/19 Election of Chair: Cllr Cox proposed that Cllr Paul Taylor continue in this role. He indicated that he was prepared to continue and the motion was seconded by Cllr Bussell. He then signed the Acceptance of Office Form.

71/19 Election of Vice-chair: Cllr Debbie Taylor proposed that Cllr Bussell continue as Vice-chair. He agreed to continue and the motion was seconded by Cllr Reeve and he signed the Acceptance of Office Form.

72/19 Apologies for absence: none

73/19 Declarations of Interest and to receive any written requests for DPI dispensation: none

74/19 Minutes of the last meeting: Cllr Bussell proposed and Cllr Tuck seconded the motion that the minutes be signed by the Chairman as a true record of the April meeting.

75/19 Casual Vacancy: The clerk said that Tom Wicks has emailed to say that his other commitments meant that he could not continue on the council. As this was a vacancy following an election there was no need for the Formal Notice etc to be published. Anyone willing to stand could be co-opted at a meeting and in the unlikely event of more than one candidate coming forward the councillors would vote for their preference at the meeting. The clerk said that she would ask Roger Jewell to include a request in his next Round Robin and would put a notice on the noticeboard. She also said that if the councillors knew anyone who was willing could they ask them to contact her.

76/19 Matters arising: i) The clerk said that she had had a meeting with Rachel Saltonstall at SSDC about the Play Area lease and a report of that meeting had been circulated. Rachel Saltonstall had recommended that the council find out what the minimum requirement of grant funders would be regarding the length of lease and what they would look for in its terms and conditions. Following the meeting the clerk had emailed Rob Parr the Senior Play Area Office at SSDC as his team had considerable knowledge of grant funder's requirements. He had replied to say that he had passed the request onto one of his colleagues and her response was awaited. ii) Cllr Paul Taylor said that he had been canvassing local businesses for donations to the Speed Indication Device. So far he had been promised £250 from West Country Cars, £100 from Bridge Farm Cider and £50 from Lee Gardener of Damask Design. iii) Cllr Bussell said that following Mr Jackson's comments at the last meeting he had obtained a copy of the Property Register for the pub from the Land Registry. This showed that the pub had an uplift covenant in favour of Marston's should any development take place, a charge from the mortgage company and a note of the responsibilities under The Localism Act. It also makes reference to 'rights reserved' by the original sale of the property to The Western Counties Public House Trust Co. Ltd. by Viscount Portman back in 1925. It was possible to purchase copies of all the deed documents held by the Land Registry but this was likely to be quite costly as there would probably be a considerable number of them because of the age of the property. Even if there were restrictive covenants, enforcement of them would be a civil matter to be pursued through the courts which would again

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be very costly. Cllr Reeve said that old covenants were generally easily overturned. Cllr Bussell said that the District Council were monitoring the site to ensure that no planning rules etc. were contravened but there was nothing that could be done about the general untidiness. He felt that the parish council could not warrant spending any money on any further investigations and all were in agreement with him. Mr Jackson said that he understood that the village had tried to buy the pub when Marston's put it up for sale so wasn't there any paperwork from then. Cllr Cox said that the negotiations had been done by Stonewater Housing Association, the partners of the The East Chinnock Community Land Trust. The council had not taken part in the negotiations.

- 77/19 District Councillor's Report:** Cllr Paul Taylor welcomed the new District Councillor Anthony Vaughan who said that he would like to record his thanks to Ric Pallister whom he had replaced who gave sterling service for the district for the last twenty years, seven of which were as leader of the council. He said he would be meeting Mr Pallister shortly for an official handover in the next week. He asked that he be copied in on any emails to the District Council so that he could help if necessary. The clerk said that she would pass his email address to the editor of The Chinnock Chimes for inclusion in her list of useful numbers. He said that the District Council were aiming to go paperless as much as possible and residents could register for an on line account
- 78/19 Planning Applications:** i) Application No. 19/00996/OUT for outline consent for a dwelling on land to the rear of Badgers Cross had been considered by the councillors and they were happy to give their support for this application. The clerk had written to the District Planning Department accordingly.
- 79/19 Clerk's Report:** i) The clerk said that she had attended an Audit training course on 2nd April and a Clerk's Briefing session 12th April, both of which had been useful. ii) A resident had asked if they could use the Play Area for a fundraising event on 29th June for St. Margaret's Hospice. The clerk said that she had checked with the Under 5's Group and they had nothing planned for that date. Cllr Cox proposed, with Cllr Reeve seconding that permission be granted. The clerk agreed to let the resident know. iii) The Community Speedwatch Report for April showed a decrease in the overall number of speeders (32 this month with 41 last month) but an increase in those doing over 40mph to 7 from 4. The Chief Constable would be sending letters to all of them.
- 80/19 Finance:** i) The councillors noted that the precept of £9,920 had been received ii) They also noted that the Internal Audit had been completed on 24th April. iii) Section 1 of The Annual Return had been completed and circulated. Cllr Cox proposed with Cllr Tuck seconding that this be approved and the chairman and clerk signed it. iv) Section 2 of The Annual Return had been completed and circulated. Cllr Reeve proposed with Cllr Cox seconding that this be approved and the chairman and clerk signed it. v) The Certificate of Exemption under Section 9 of the Local Audit (Smaller Authorities) Regulations 2015 had been completed and circulated. Cllr Cox proposed with Cllr Debbie Taylor seconding that this be approved and the chairman and clerk signed it. vi) The financial summary and bank reconciliation for 2018/19 had been circulated and the contents were noted by the councillors. vii) The annual accounts for 2018/19 had been circulated and Cllr Bussell proposed with Cllr Cox seconding that these be approved. viii) The clerk advised that the Insurance Policy had a Long Term Agreement with the current insurer and the premium was the same as last year at £330. Cllr Cox proposed that the policy be renewed with Cllr Bussell seconding.
- 81/19 County Councillor's Report:** Cllr Keating arrived at this point and gave his report. i) The County Council were proposing to increase their support for young carers in the district. ii) The council would also be supporting community based groups who organised activities for Dementia sufferers and their carers. iii) The County Council were looking to open extra provision in the Yeovil area for children with educational needs and disabilities. iv) The Somerset Waste Partnership would be transferring to a new contractor next year who would be able to recycle a wider range of plastics. His written report for May which had been submitted earlier also included the following items of interest to the village: v) The Adult Social Care content of the Somerset Choices website was being revamped to offer the latest information and advice to help Somerset residents manage their health and wellbeing. vi) Residents were reminded that Dillington House offered adult education opportunities. Full details could be found on www.dillington.com. vii) The alterations to improve Junction 25 of the M5 would commence shortly and were expected to take around two years in total.
- 82/19 Payments:** the following payments were presented and approved with Cllr Bussell proposing and Cllr Cox seconding the motion: - i) St Margaret's Hospice in Yeovil £50.00. This is in lieu of the Internal Audit Fee for Geoff Lucas. ii) Came & Co. £330.00 for the insurance renewal. iii) M

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Randell £49.06 for home office allowance and expenses. iv) East Chinnock Village Hall £6 for the Entertainments Committee meeting. v) Somerset Association of Local Councils £30 for the clerk's Audit Course. vi) Somerset Association of Local Councils £134.07 for the annual subscription.

- 83/19 Entertainment Committee:** i) Cllr Taylor said that the Entertainments Committee were to meet the next day to discuss the summer event. ii) Cllrs Taylor and Tuck agreed to continue as the council representatives on the committee and approval was proposed by Cllr Cox and seconded by Cllr Bussell.
- 84/19 East Chinnock Community Land Trust:** Cllrs Cox and Paul Taylor agreed to continue as the council representative on this and approval was proposed by Cllr Bussell and seconded by Cllr Reeve.
- 85/19 Parish Ranger Report:** i) Cllr Cox reported that the ranger was due next month and asked if there were any additional jobs for the list. Cllr Paul Taylor said that the area by the bench at the Lookout Point needed strimming. Cllr Bussell said that he had cut it back earlier that day but that it would need attention again by the time the Ranger came. The clerk asked if the site lines at the top and bottom of The Hollow could be added. Her husband had cut the top at Badgers Cross but it would need doing again soon. She also said that one of the residents in Forge Lane usually asked at this time of year that the grass bank at the bottom of the Play Area be cut. ii) Cllr Cox agreed to continue to take responsibility for the ranger and approval was proposed by Cllr Tuck and seconded by Cllr Debbie Taylor.
- 86/19 Highways:** i) Cllr Reeve said that he had circulated an email received from Gary Warren of the Highways Department about the volume and speed of traffic on the main road which had been complained about by one of the residents. Mr Warren had said that there was nothing that could be done about the volume or size of the vehicles on the road and it did not meet the criteria for a 20mph limit. He said that he had reported the road surface up The Hollow which was starting to break up. Cllr Bussell said that the gullies had been cleared in The Hollow and Cllr Reeve said that he thought they had all been done as the one outside his house had been cleared. He said that he was trying to get the sweeper to return to the village. ii) Cllr Reeve said he was willing to continue to be responsible for the Highways and approval was proposed by Cllr Cox and seconded by Cllr Bussell.
- 87/19 Play Area Report:** i) Tom Wicks had said that he would continue on the grass cutting rota. ii) Cllr Debbie Taylor agreed to take over responsibility for the Play Area and she was proposed by Cllr Cox and seconded by Cllr. Reeve.
- 88/19 Rights of Way Report:** i) Cllr Bussell said that he had spoken to son of the owner of the cottage where the Stump Stone finger post had been spotted in the garden and had been told that it had been lying on the ground and rather than seeing it be taken away as rubbish he had taken it home. He would be prepared to return it if the sign was refurbished but Cllr Bussell said that this was unlikely because of the costs involved. He said that he had placed a slab by the dog bin on Westways which was getting muddy and slippery. Cllr Reeve said that he would have some scalplings available shortly and he would put them down in that area. Cllr Cox said that he had cleared out the drain area by the Lookout Point. Cllr Bussell said that a fallen tree had blocked the pathway just above Cleeves and a kind but unknown person had cut through it to enable people to pass. The tree had now been removed. He said that there was a large tree root that he kept moving to one side up Back Lane. Cllr Taylor said that it was probably there as someone had been driving up Back Lane from College and then up onto the top of the hill and down past the Rookery. Cllr Taylor said that something better was needed to stop this and suggested a couple of large boulders, staggered to allow pedestrians and horses through would be ideal but costly if they had to be bought. ii) He agreed to continue to be responsible for the Rights Of Way and approval was proposed by Cllr Cox and seconded by Cllr Reeve.
- 89/19 Items of Report:** none.
- 90/19 Next Meeting:** This will be on 3rd June and the meeting dates for the rest of the year were 1st July, 2nd September, 7th October, 4th November and 2nd December.
There being no further business the Chairman closed the meeting at 8.50pm

Signed (Chair) Date.....

Copies of these minutes can be found on the village website at <http://EastChinnock.net> and the Parish website at www.ecparishcouncil.net