

OTTERHAMPTON PARISH COUNCIL
MINUTES OF THE MEETING HELD ON THURSDAY 7 APRIL 2016
IN OTTERHAMPTON VILLAGE HALL

PUBLIC SESSION:

P.Gripton started by thanking B.Leathwood who will be retiring as Chairman soon; expressing thanks and appreciation on behalf of parishioners for all Barry has done for the village.

P.Gripton then spoke on behalf of those residents who wished to put forward their objections to the proposed erection of a two storey building to form ten letting rooms at the Anchor Inn, Combwich; outlining the various reasons such as overlooking, overshadowing, lack of privacy, noise, light pollution, over-development, flood zone 3 considerations, traffic generation and road safety. Paul re-iterated that they wanted the pub to prosper and accepted that some development would be good for the pub, village and the tourist industry; that they would probably be in favour of say five rooms of a quality design over one storey. It was also noted that Sedgemoor District Council (SDC) had not notified many residents of this planning application.

The Chairman thanked Paul and those present for putting their case forward and advised the decision of the parish council would be discussed under the relevant agenda item.

No other items were raised.

PRESENT:

Barry Leathwood (Chairman), John Berry, Heath Bennett, Dick Best, Bob Birkenhead, Julie Evans, Dist Cllrs Mike Caswell and Julie Pay, Aly Prowse (Clerk) and 11 members of the public.

159/15 APOLOGIES FOR ABSENCE:

Apologies for absence were received from Rachel Perrett and County Cllr John Edney.

160/15 MINUTES OF THE MEETING HELD ON 3.3.16:

The minutes were APPROVED and signed by the Chairman.

161/15 DECLARATIONS OF INTEREST:

There were no declarations of interest.

162/15 WARD REPORTS:

1. Cllr Caswell advised that consultation of the Core Strategy document is ongoing. When it is finished, the document will be presented to the Executive, Full Council and then the Planning Inspectorate for approval.
2. He advised that a lot of work is going into the Celebration Mile in Bridgwater. It may take years to build, but it will happen. SDC is only a small part of it, but it is the other major players such as Network Rail and Somerset County Council (SCC) who are holding the scheme up.
3. Cllr Pay said she has been heavily involved in the Council's Budget preparation and as part of the Governance Committee, she would be examining the SDC Accounts.

163/15 PLANNING MATTERS:

1. 39/15/00002 – Single Dwelling, land west of The Cottage, 21 Steart Rd. REFUSED.
2. 39/16/00003 – Erection of two storey building to form 10 letting rooms at the Anchor Inn.
JB – Many objections could be met by some changes made to the application. He has concerns with a two storey building. John said a development of this nature has the capacity to affect everyone in the village and therefore the consultation should have been much wider.
Cllr Caswell said SDC has an obligation only to place one notice at the location and to notify only the "nearest & dearest".
DB – Our job is not to approve the planning application, but to make observations. On the one hand we could support an enterprise to help the village as long as it falls within the planning regulations which is a material consideration. Dick is in support of Cllr Pay's request that the application should go before the Committee. He hopes that some alterations to the plans can be made so that a suitable proposal will evolve. He said it is a shame no consultation has taken place between the applicant and the community.
BB – Concerned that so few residents have received notification of the planning application from SDC. It was noted that the closing date for comments is 26.4.16. Bob's view is that there is a serious case of 'overlooking' particularly for No 34 which he feels is unacceptable. He thinks an application for 4 units and no windows facing Ship Lane, would be more acceptable.

JE – Initial comments are in support of the pub's application with reservations about the extent of it. Julie feels that we have a duty to the parish as a whole. She would like the opportunity to consult more fully with parishioners.

AP – Although an accommodation suite could potentially increase the viability of the premises, we should check to ensure that it could not become independent from the rest of the business.

Members discussed whether an application for fewer rooms and an improved design would be more acceptable. Cllr Caswell reminded members that we can only comment on the application in front of us, on the basis of valid planning grounds. Cllr Pay advised that she has objected to the proposed development so the application should automatically go to Committee.

The Chairman called for a proposal. J.Berry proposed that we OBJECT to the planning application. This was seconded by H.Bennett. 4 members were in favour of this proposal, 0 against and 1 abstention (qualified by a desire to talk to more people). Motion carried. **Action: Clerk**

It was AGREED that the Chairman and Clerk would speak to the applicant (Matt Nicklin) to discuss the parish council's decision. **Action: B.Leathwood and Clerk**

3. Temporary Road Closure of Riverside during the Fete on 2.7.16 – NO OBSERVATIONS.
4. Street Trading License application for a mobile catering van in the lay-by by Bolham House, serving hot and cold food 6am-6pm daily. No objection in principle, subject to road safety issues and provision of sufficient litter receptacles. We would also speak to Mr Ingram for his comments before responding. **Action: Clerk.**
Cllrs Caswell and Pay left the meeting at 8.15pm

164/15 FINANCIAL MATTERS:

1. Balances

Current A/C £616; Deposit A/C £13901; Reserve A/C £7401.

2. The following payments were AGREED:

A.Prowse	£280.53	(Clerk's salary for March including £18.39 other costs)
K.Preston	£80.00	(Gardening Costs Jan-Mar)
Viridor Credits	£4853.81	(Contributing Third Party payment – Play Area). CIM funded.
JRB Enterprises	£354.84	(2 dog dispensers, posts and 3 x 800 bag packs.)

3. VAT Reclaim

The Clerk has submitted a VAT reclaim to HMRC of £1013.24, for the period 1.4.15 to 31.3.16.

4. Approve Section 1 – Annual Governance Statement Audit Return.

Members AGREED to approve Section 1 of the Annual Audit return which confirms we have a sound system of internal control. This is a new requirement - Section 1 must be signed separately and prior to Section 2 and the rest of the Audit Return.

5. Annual Accounts for 2015/16

Copies of the accounts were handed out for consideration and approval at the May parish council meeting. The rest of the Audit Return will also be presented for approval at the May meeting.

165/15 ITEMS FROM THE LAST MEETING:

1. Review Action List (for actions not covered by the agenda):

- a) No 5 – The dog bin changes have been submitted to SDC. The two dog dispensers have arrived.
- b) No 12 – Combwich track. The specification will be produced in the spring for work to be carried out once the play area is finished.
- c) No 13 – Insurance claim. The insurance assessors advised the clerk they have closed the case. An email has now been sent to our insurance company for the latest situation (4.4.16).
- d) No 17 – WWT access gate at Otterhampton. D.Best emailed A.Laver for an update. Work has subsequently been carried out, improving the access significantly.
- e) No 18 – Combwich Ponds. Arrange a meeting to discuss access arrangements. **Action ongoing.**
- f) No 24 – Cycle Path. J.Evans had emailed A.Coupe for an update and was advised of uncertainty relating to BT services along the C182 thus preventing a construction programme start date.

2. Shipping Container on Combwich Common

The due date for removal of the container is 11 April. The boat club will be contacted to confirm it will be removing the container by this date. **Action: B.Leathwood.**

3. Trees (consider further works re telephone lines)

The lower limbs of the identified trees have been removed by SDC. However, further work is required to remove those branches touching telephone wires. B.Birkenhead has found out that this is our responsibility.

It was AGREED to include this work in the tender for the Wharf Rd Vegetation clearance works in late summer/early autumn. **Action: Clerk**

4. Speed Indication Device (SID)

It was AGREED to withdraw the request for a SID box on Church Hill as it is unlikely that the 'mean' speed for intervention (34mph) would be achieved. We had put in this request originally to try and justify a 20mph speed limit in the village.

166/15 CHILDREN'S PLAY AREA:

1. Funding Update

All the funding applications have now been approved. This totals £98k.

2. Programme of Works

A start date of 16.5.16 has been agreed with Wicksteed, with completion in mid-June. A site meeting will be held approximately 2 weeks prior to commencement. We are waiting for dates to be put in writing as we have the CIM grant agreement form to complete. **Action: Clerk**

3. Play Area Entrance

This needs to be finalised before the contract site meeting. We also need to decide on a location for litter bins and the bicycle rack. B.Birkenhead suggested we should have "children playing" signs on both approaches to the play area. Members agreed. Highways confirmed that if we wished to create parking on its verge opposite 41 Riverside, the area would need to be a tarmac surface and not gravel. A site meeting has been arranged for members on Thursday 14 April at 6pm to discuss these issues.

4. Insurance

A revised quotation is required to ensure the equipment is suitably insured. **Action: Clerk**

5. Open Day

Although this is a little way off, it was suggested we could combine the open day and the fete (2.7.16). We could also include the village buoy if this is finished.

167/16 LEAD ROLES FOR PARISH MATTERS:

J.Berry suggested we allocate members to certain roles so that parishioners know who to contact to discuss certain matters eg, PRoW, Highways, Enhancements and Planning. Members were asked to consider this idea and what roles they would be interested in, for discussion at the next meeting. **Action: All**

168/15 COMBWICH CHURCH:

An update on the progress of the repair to St Peter's Church and information on the new rector, Rev'd Alison Waters, was received from Brian Sparks. This was placed on the notice boards and on the Combwich website.

169/15 HIGHWAYS ITEMS:

These items were discussed at the meeting with Highways, T.Main (SCC) and M.Pedlar (WebberBus) on 7.4.16

1. Combwich/Crossways lay-by Proposal and Consultation

It was AGREED to revert to the original proposal to block the Brookside Rd access as it would be easier, cheaper and quicker to implement. A dotted line will be painted on the road from Crossways to the bus shelter to make people aware of the new road lay out ahead. A marked-out bay for the buses is not permitted in a rural area. However M.Pedlar will inform the drivers that the access must not be blocked when they are picking up/dropping off passengers.

2. Disabled Parking Space adjacent to the Common

The disabled bay nearest the village hall will be removed.

3. 20 mph speed limit for Combwich

We will purchase a "voluntary 20 mph speed limit" sign in keeping with Highways signage, which is suggested we place on the Combwich sign on the verge at Brookside Rd. **Action: J.Berry**

4. Road markings at Church Hill/Brookside Rd junction.

The existing road markings which have faded, will be renewed.

5. Dame Withycombe Hill

- a) A safety signage scheme has been approved and will be installed in this financial year.
- b) With regard to the recent enquiry from a resident to take away some of the verge to widen the lay-by, Highways would be unlikely to pay for such a scheme. It was suggested that if all residents wanted this to happen, that they should contribute financially, with perhaps a contribution from the parish council.

6. Steart Flood Poles

Highways said with the lack of funding, plus the road had not flooded for a number of years, our request could not be supported. However we could explore the purchase of some road markings ourselves. We will make some further enquiries. **Action: D.Best and Clerk.**

170/15 FORTHCOMING MEETING NOTIFICATION:

- 12.4.16 – Community Car Scheme
- 28.4.16 – Transport Forum
- 12.5.16 – Community Forum

171/15 MEETING REPORTS:

Nothing to report.

172/15 CORRESPONDENCE/COMMUNICATION:

1. Received/sent (excluding items covered by agenda or action list):

- a) Quantock AONB (EDF) £55k funding still available.
 - b) Hill House – 40 year celebratory event 14.5.16. RSVP by end of April
 - c) Hill House – Thank you for our donation of £20 to hold the Steart Forum there.
 - d) To R.Smith – Combwich resident explaining Highways decision to turn down his suggestion.
 - e) PRoW – B.Leathwood reported a footpath issue by the parish council bench beyond the School.
 - f) Letters to residents near the play area, advising them of the planned play area works.
 - g) EDF advised of some tree planting on its land behind the Boat Club over the past week.
 - h) SALC - re invitation to Coast South West 2016 at Plymouth University on 19.4.16.
 - i) Notification of new Neighbourhood Police Sergeant, Kellie Miller from 21.3.16.
 - j) Notification that large mobile phone masts up to 25 metres tall, to be given the go ahead without requiring planning permission.
 - k) SCC clarification on the maintenance and painting of fingerposts.
 - l) From Mendip Community Transport – Thanking us for our £50 donation towards the Slinky Bus.
 - m) From SALC – advising that the S137 figure is £7.42 per head for each member of the electorate.
- 2. Campaign to Protect Rural England (CPRE) Membership:**
Members AGREED not to undertake membership of the CPRE.

173/15 REPORTS OF REPRESENTATIVES:

1. Hinkley Liaison (including SSG):

Nothing to report.

2. Steart Ward (D.Best):

- 1. Much of the sea buckthorn has been removed from common land in Steart village. Natural England provided the finance to pay for the work carried out to date. Dick has a meeting on 8.4.16 to discuss completing the work. It could be that we use the Quantock AONB fund to pay for any remaining work.
- 2. The defibrillator training is on 11.4.16 in the Village Hall

3. OPRA (B.Leathwood):

- 1. The Easter Egg hunt was very successful and more eggs had to be purchased.
- 2. OPRA are currently trying to organise the fete, planned for 2.7.16.

4. Otterhampton Parish Project Team (OPPT):

Nothing to report. The project team will meet when the Financial Investment Decision (FID) is confirmed.

5. Village Hall (H.Bennett) :

Nothing to report.

6. School Liaison (J.Evans):

The budget will be decided at the beginning of the next term.

174/15 DATE AND TIME OF THE NEXT MEETING:

The next meeting will be the PARISH ANNUAL ASSEMBLY on TUESDAY 3 May 2016, 7.00pm at Otterhampton Village Hall.

The meeting ended at 9.25 pm.

Signed
(Chairman)



Date: 3 May 2016