

OTTERHAMPTON PARISH COUNCIL
DRAFT MINUTES OF THE PARISH COUNCIL MEETING

held on

THURSDAY 7 FEBRUARY 2019, 6.45pm, at OTTERHAMPTON VILLAGE HALL

To be approved at the following meeting

AFFORDABLE HOUSING PRESENTATION (Sedgemoor District Council's Duncan Harvey and Nick Draper)

N. Draper outlined the principle of affordable housing that should allow local people to access a suitable home at a price they can afford where they were born, grew up, have support and social networks or work in. There are a number of different schemes available within the affordable housing framework. He outlined the housing picture in the parish which briefly shows 86% of all properties are under home ownership; 6% in the private rented sector and 8% affordable housing (there are 27 affordable homes in Combwich). The first step to determine if there is a need for affordable housing in the parish is to undertake a housing needs survey. SDC could do this free of charge if required. There would then be a call for 'sites' e.g. landowners would be asked to identify suitable available plots of land. The parish council will consider whether to proceed with a housing needs survey at the next meeting. Agenda item for 7.3.19. **Action: Clerk**

PUBLIC SESSION:

- Dame Withycombe layby – disappointment was expressed at the state of the layby. Firstly, that it was not made wider and secondly because when the work was carried out in December, the grass verge was made good with new earth which unfortunately, with the combination of bad weather and some vehicles still parking on the verge, has turned it into a 'mud bath'. The Clerk had written to Highways and is awaiting confirmation that the layby was extended from 1.9m to 2.5m (which is the statutory width) and that there may have been services under the ground nearer the property boundaries that may have prevented making it wider.

Ward Reports

Cllr Caswell.

- SCC has asked for the Environmental Assessment Plan regarding the importation of pond skips from Dungeness A, Sizewell A, and Oldbury as Intermediate Level Waste (ILW) to Hinkley Point A. The ILW storage facility is under construction but currently for Hinkley Point A waste only. A major planning application re the importation of waste from these other decommissioning nuclear power stations is anticipated, possibly this summer.
- The SDC Local Plan is due to be put before Full Council in two weeks-time.

Cllr Pay

- The precept for 2019/20 will be also be put before the Full Council meeting. There should be no cuts to services provided by SDC.

PRESENT:

Julie Evans (Acting Chairman) Dick Best, Bob Birkenhead, Barry Leathwood, Murray Lister (from 7.10pm) Ward Cllrs Mike Caswell and Julie Pay (until 7.55pm) Aly Prowse (Clerk) and 7 members of the public.

108/18 APOLOGIES FOR ABSENCE:

1. Apologies were received from Rachel Perrett.
2. D.Cather sent his apologies also explaining that unfortunately he had to resign from the parish council with immediate effect due to personal reasons. A vote of thanks was extended to Dave for his excellent contribution both as councillor and that of Chair since January 2018. Julie Evans took the Chair for the meeting and confirmation of the position until the May elections will be an agenda item for the next meeting.
Action: Clerk

109/18 MINUTES OF THE MEETING HELD ON 3.1.19:

The minutes of the meeting held on 3.1.19 were APPROVED and signed by the Chairman.

110/18 DECLARATIONS OF INTEREST AND DISPENSATIONS:

There were no declarations of interest or dispensations applied for other than those declared to SDC as part of Member's Interests disclosed at the time of taking Office. This information can be viewed on the SDC website.

111/18 PLANNING MATTERS:

1. **39/18/00010** – Erection of 3 dwellings, garages and formation of access, land at 9 Church Hill. SDC has written to the Agent asking for clarification of the drawings and/or for them to be amended as they do not align with the application. AWAITING DECISION.
2. **39/18/00011** – Alterations including removal of mono pitched roof and replace with flat fibreglass roof, formation of a Juliet Balcony on east elevation and insert of three roof lights to west elevation at 66 Estuary

Park. A lengthy debate ensued regarding this application as an objection had been received. However, councillors decided there were no valid planning grounds on which we could reasonably object. Therefore, it was AGREED we would support the application subject to confirmation whether the 'party wall agreement' mentioned by Cllr Caswell had any relevance and to ensure emergency vehicular access to nearby properties was not blocked during construction. **Action: Clerk**

3. **39/19/00001** – Demolition of porch, part garage, single storey extension, first floor rear extension, 11 Estuary Park, Comwich (revision of 39/18/00002). The previous application, refused by SDC, was subsequently APPROVED by the Planning Inspectorate on Appeal, therefore councillors decided a response of NO OBSERVATIONS will be appropriate. **Action: Clerk**
4. **39/19/00002** - Variation of condition 2 (approved plans) 3 (external materials) and 6 (windows) of planning permission 39/16/00003 to amend approved plans and wording to allow for opening windows on Ship Lane Comwich at the Anchor Inn. Councillors AGREED that our previous position (objection) to allow opening windows would stand. **Action: Clerk**
Nb post meeting councillors had a site visit on 14.2.19 to discuss the following planning application:-
5. **39/19/00003** – Outline application with all matters reserved, for the erection of a 3 bedroomed dwelling, 21 Riverside, Comwich. Councillors AGREED to support this application, suggesting a two bedroomed dwelling is desirable because of the size of the plot and also to provide an affordable housing opportunity in the village. In addition, sufficient parking must be provided within the curtilage of the plot to ensure parking congestion in the locality is not exacerbated. **Action: Clerk**

112/18 **FINANCIAL MATTERS:**

1. **Bank Balances** - Current A/C £1490.74; Deposit A/C £14839.53; Reserve A/C £12404.26.
2. **The following payments were AGREED:**
K.Preston - £257.50 (Oct-Dec gardening, and £100 for weekly play area inspections)
RT Signs - £83.40 (new sign for track)
B.Leathwood - £219.70 (Solopress, printing costs for January's Otter Tales)
Mrs A Prowse - £477.99 (Jan salary inc. £21.74 misc. office costs)
Mrs A Prowse - £147.37 (£43.17 undercoat and black paint for buoy, £55.06 Union Jack flag, £49.14 Somerset flag)
3. **Budget Monitoring Statement**
The budget monitoring statement to 31.12.18 was presented. There were no questions.

113/18 **ITEMS FROM THE LAST MEETING:**

1. **Review of the Action List (for actions not covered by the agenda):**
No 1 – Comwich bus shelter light. A meeting was held with SCC on 24.1.19. Once SCC has discussed the proposals with Western Power Division a proposed drawing identifying a location and a quotation will be sent to the parish council. This will be a joint venture in terms of the initial cost between the parish council and SCC. Once installed however, maintenance works and costs will be adopted by SCC. As a matter of courtesy, the immediate neighbours will be advised of the proposals. **Action: Clerk**
No 3 – Community Plan. B.Leathwood explained that there was a current offer with Solopress for printing work over £180 and ordered by 28.2.19 would receive a £40 discount. The Chair said it was probably not worth rushing to get the Plan finished, better to get it right.
No 4 – Purchase the Somerset Flag for the flagpole. **Action: Complete**
No 6 – New sign for the entrance to the Comwich track. **Action: Complete**
No 7 – Respond to the School re road safety concerns' letters. **Action: Complete**
No 8 – Purchase 6 bags of winter grit. This has not materialised from SCC, so as we still have a reasonable stock, we will not pursue this winter. **Action: Complete**
No 9 – Request a meeting with Highways (K.Tyson). Katherine is only available on a Monday morning, so the Clerk will try and arrange for the end of February/beginning of March. M.Lister would like to be involved. **Action: Clerk**
No 11 – Broken Finger Posts – The Clerk phoned EDF on 6.2.19 to chase collection of the posts for repair. H.Terrell said she will follow up with the team. **Action: Ongoing**
No 15 – Public Rights of Way consultation. **Action: Complete**
No 17 – New notice boards for Comwich. A quote has been selected (from 3 tenderers) to erect the notice boards at a cost of £250. This was AGREED. We also received notification that the Expression of Interest form submitted to Hinkley Point C Community Fund for £3076 has been granted. The notice boards will now be ordered. **Action: Clerk**
No 18 – Repaint the Comwich Buoy. M.Lister to get the paint back from the volunteer so this can be given to the contractor who is going to paint the buoy. **Action: Ongoing**
2. **Somerset's Brilliant Coast Project (Parish Shores)**

Councillors AGREED to pursue this initiative, targeting local Wildlife Trust members first to canvass interest and then opened to the community including schools and youth groups. The area of opportunity is likely to be the River Parrett. We will make contact with M.Ward in the first instance. **Action: Clerk/D.Best**

114/18 2nd MAY 2019 LOCAL ELECTIONS:

1. Publicise forthcoming elections

Information is starting to come through from SDC and as it does, we will publicise on the notice boards and website. SDC is holding a training session for Clerks and Chairman on 7.3.19. The Clerk is unable to attend although presentation slides and councillor nomination packs will be forwarded in due course.

2. May Parish Council meeting date

The Hall will be required as a polling station on 2.5.19, so we need to change our meeting date (also our Annual Assembly). By law, we are required to hold a meeting within 14 days of an election. Councillors AGREED we will try and book the Social Club for 9.5.19 (the choir will be in the Hall). **Action: Clerk**

115/18 ENHANCEMENTS:

1. Suggestions for flags

A member of the public suggested we could design our own flag, and perhaps approach the School to come up with a design.

2. Tree Strategy Group

- a. The Chairman outlined the recommendations of the group that included planting trees at the entrance to the village, around the phone box/brook and at the brownie copse. Costings will be provided for the whole project. A specification will be produced to enable the work to go out to tender. October to March is the ideal planting period.
- b. It was agreed that the willows and brambles around the brook are particularly unattractive but to remove the brambles may leave the area unsafe if there is not a suitable fence underneath them. This will need to be checked prior to removal of the brambles.
- c. Regarding the brownie copse, D.Best explained the proposal to create a nature reserve in this area. He explored permissions and got the go ahead from Natural England. Its status as a nature reserve would need to be in place for at least 21 years and then extended if required, or of course it could also be de-designated. Maintenance costs would need to be borne by the parish council. B.Birkenhead asked if footpath BW25/1 should be formally closed or whether to just ignore it. The general consensus was just to ignore it.

116/18 HIGHWAYS:

Bolham layby

Questions were due to be asked at the Community Forum on 7.2.19 not only about the Bolham layby but all the laybys from Bridgwater to Hinkley Point as they are all in a dreadful state caused by Hinkley C HGVs. The Bolham layby is particularly bad; the action to write to the various agencies, which will include enquiries about the burger van will now be actioned, accompanied by photographic evidence. **Action: Clerk**

117/18 MEETING REPORTS:

9.1.19 – Village Hall Meeting. B.Leathwood brought 3 colour samples of the cladding to replace the bright blue which had not received support from various bodies and representations from residents. The village hall committee selected the colour 'Cobblestone' as their preferred choice. Councillors AGREED to this colour also. The village hall committee will be informed. **Action: Clerk.**

There are problems with Highways concerning the plans for the disability access ramp which the committee is trying to resolve.

11.1.19 – Special SSG. The SSG was re-arranged. Date to be confirmed.

31.1.19 – Transport Forum. This was cancelled due to bad weather (snow) although it had been agreed to give an update at the Community Forum on 7.2.19.

7.2.19 – Community Forum. As this clashed with our parish council meeting, we tendered our apologies.

118/18 FORTHCOMING MEETING NOTIFICATION:

13.2.19 – Village Hall

13.2.19 – Cluster Meeting

119/18 CORRESPONDENCE/COMMUNICATION:

1. General List

- a) Mendip Community Transport – thank you letter for our £100 donation.
- b) Mike Ingram – Quotations to fill potholes on the track £240; Relocate and erect signs with new posts on

- c) the Combwich track £200; Erect two notice boards £250 and repaint the Combwich buoy £260. Councillors AGREED to accept the quotations. M Ingram has been informed.
- d) SCC Temporary road closure at Church Hill on 18.2.19 for approximately 5 days to allow Wessex Water to install a stop tap in the road. Notices will be placed on the notice boards.
- e) NALC - Consultation on the Government's Clean Air Strategy.
- f) NALC – Open letter to councillors.
- g) SDC – RLT3 (Quantock Cluster) application from Wembdon Village Hall and Playing Fields Trust for an additional £3k to complete the car park.
- h) Sedgemoor Tree Services – Quotation to complete the remaining work identified within the Tree Maintenance Survey. This will need to be analysed against the survey and prioritised according to urgency and budget so that councillors can decide how to proceed. **Action: Clerk/Councillors**

2. Complaint Against the Gig Section

A resident submitted a formal complaint against the gig section regarding the apparent disruption and noise nuisance at weekends at 6am. The details of the complaint (excluding the complainant's name) were sent to the secretary of the gig section asking for comments; suggesting that whilst we would not jump to conclusions, we would ask members to be mindful of potential noise and disruption to residents especially if there is early morning activity. The secretary refuted the claims as they had not been rowing for a couple of months; the gigs are launched and recovered into the river directly and not in the pill, and there are never more than 10 cars parked on the wharf (away from houses). No other complaints have been received. The complainant attended the parish council meeting and alleged that this action had caused the situation to escalate into a civil dispute. He asked if the parish council could act as a mediator between the two parties. He was advised that civil disputes were not within Parish Council Powers so it would not be appropriate to do so, either collectively or individually. The complainant will be advised formally. **Action: Clerk.**

120/18 REPORTS OF REPRESENTATIVES:

1. Steart Ward & Defibrillators (D.Best)

- a) Steart borehole – the quotations for the feasibility study to install the borehole, which in the main is for the re-instatement of the rhine network at the end of the peninsula, are imminent.
- b) EDF has shown interest in the Bridgwater Bay Nature Reserve and has agreed to invest funds to update the hides.
- c) There is a regular camper van parking overnight at Wall Common who we believe belongs to a Hinkley Point shift worker. The registration number will be given to the Hinkley C fly parking team to investigate.

2. OPRA (B.Leathwood)

There was a lot of interest generated following the request for old photographs and articles of the parish to be taken to the Combwich market. It is possible that a local history group may develop as a result; 5 volunteers have come forward already.

3. School Liaison (R.Perrett)

The January meeting with the school was cancelled due to the snow.

4. Public Rights of Way (PROW) (B.Birkenhead)

- a) The survey of the public footpaths has been completed.
- b) There was a complaint about the state of the temporary footpath diversion near the Wharf/Haul Rd. This has been reported to EDF and B.Birkenhead will follow up. **Action: Birkenhead.**

5. Otter Tales (B.Leathwood)

The deadline for March Otter Tales articles is 10.3.19.

6. Otter Wheels (B.Leathwood)

The service continues to grow and is very popular. The number of journeys has now exceeded 460. It was suggested that other example journeys, uses and tariffs are advertised. It may become more widely used because charges for the Slinky Bus will now be levied.

121/18 DATE AND TIME OF THE NEXT MEETING:

The date and time of the next meeting will be on Thursday 7 March 2019, 7.00pm at Otterhampton Village Hall.

The meeting ended at 9.32pm.

Signed:

(Chairman)

Date: