

OTTERHAMPTON PARISH COUNCIL
DRAFT MINUTES OF THE PARISH COUNCIL MEETING
held on
THURSDAY 1 OCTOBER 2020, 6.30pm (on ZOOM)
(to be approved at the following meeting)

The Chair welcomed everyone to the meeting and checked that those present were happy that the meeting would be recorded. This was confirmed.

DECLARATION(S) OF INTERESTS AND DISPENSATIONS:

There were no declarations of interest and no dispensations applied for. Member's Interests are disclosed at the time of taking Office. This information can be viewed on the Sedgemoor District Council (SDC) website.

EDF – UPDATE ON COMBWICH WHARF (Andrew Cockcroft, Immy Selby, Alan Lynch and Robert Jamieson):

- A slide presentation which will be uploaded to the Combwich.org.uk website was shown detailing the works completed so far, the current focus (removal of the transfer slab quay ahead of the main phase of piling) and the next phase (test piling, transfer slab construction and the removal of temporary works).
- The works have taken longer than originally envisaged to settle on the final design for the wharf improvements to maintain a safe system of works whilst not undermining the existing structure during or post construction. Covid-19 has also had an impact. EDF is confident that the wharf will be available to accept deliveries in the first half of 2021.
- Construction activity is permitted Monday to Fridays (0800 to 1900hrs) and Saturdays (0800 to 1300hrs). The workforce may complete start-up and shut-down activities outside of these hours.
- Noise limits – Sedgemoor District Council (SDC) gave consent to temporarily raise the noise limit to 75dB until 15.1.21. The normal limit is 65dB and according to monitoring data, there are very few instances when it has exceeded this limit.
- Works will be suspended over the Christmas period.
- A number of noise mitigation features are being employed including acoustic fencing around the wharf edge.
- Complaint Management – EDF stated that in recent weeks it has received a small increase in complaints from residents. The key concerns being noise and working hours. In response to residents, EDF confirmed it was working within the agreed parameters i.e permitted working hours, noise levels as agreed with SDC and the use of vibratory and drilling techniques to minimise disturbance to residents (not impact piling).
- Regular information is available via the monthly updates (notice boards, Combwich website, Otter Tales and on the FAQ section of EDF's website. Residents can also sign up for notifications. The EDF team can be contacted on 0333 009 7070, email Hinkley-enquiries@edf-energy.com; www.edfenergy.com/hpc.

Areas of concern raised at the meeting by members of the public and councillors included:

1. Poor consultation with the community who only very recently received a letter explaining the work being undertaken when 5 weeks into the schedule. It would have been beneficial for the letter to have gone out much earlier and with a lot more detail. This was noted by EDF.
2. A resident of Martyn Close was surprised that her house is not on the distribution list given its proximity to the wharf. I. Selby advised a map was used as the basis for distribution. A Cockcroft will liaise with the resident and is happy to accept feedback if the distribution areas require revision.
3. The Chair asked if it was possible for residents to still apply for the double-glazing scheme. A Cockcroft advised that the scheme has been closed for a number of years. He will check that all those residents who were eligible had signed up for the scheme. He explained that the double-glazing is mitigation for the 'operational impact' i.e uncivilised operation of the wharf if for example, abnormal indivisible loads (AILs) unload on late tides.

Ward Reports

- Cllr Pay previously submitted a report that had been circulated to councillors and had nothing further to add.
- Cllr Caswell is busy dealing with coronavirus issues and the One Somerset / Stronger Somerset proposals. He forwarded the SCC update to the Clerk just prior to the meeting, which will be circulated.

WALSINGHAM PLANNING (WP) – POSSIBLE DEVELOPMENT BROOKSIDE RD (Mr Ian Jewson):

The parish council advises that at this stage, all of the discussions are "without prejudice"; no promises or guarantees made by either party. Informal discussions are being held to explore any mutual interests. Formal discussions will be held once a planning application is submitted to SDC.

I Jewson showed an illustration of the area of land belonging to his client plus an initial concept of what a potential scheme might look like, to enable a dialogue to commence. The drawing identified 60 houses (36 open market and 24 affordable); the majority in the field behind Brookside Rd (up towards the school) and a smaller number of houses on the field on the right-hand side as you enter the village. An access road runs through the estate from the bottom left-hand corner to the top right-hand corner. A village hall is shown in the next field up to the right-hand side just below the school. Comments included:

- Significant concerns about flooding and drainage issues on both sides of the road. The small field is constantly saturated through the winter. I Jewson said if a planning application is submitted it will need to demonstrate how a development will not advance or be detrimental to existing houses or flood conditions in the area.
- Position of village hall is not suitable in current location as there is no access via School Lane - would prefer it further north; some did not want access via School Lane re the existing congestion; total opposed to more traffic in School Lane; all traffic would need to go through the new estate to get to the village hall; the community was consulted over a potential village hall on the other side of the road; may be easier if the Hall was on level ground and not built up a hill. I Jewson said a location for a potential Hall is open for discussion.
- Access to the estate is too near to the C182/Brookside Rd junction; parking problems – additional parking would need to be provided to ensure overspill was not on Brookside Rd.
- The PRoW must be maintained; would like to see a car park at the bottom of the village with access for children to walk to school. I Jewson said the PRoW will not be extinguished.
- How was the 24:36 housing ratio derived. I Jewson said if the SDC Local Plan Tier 3 Policy required it, a Housing Need Survey (HNS) would be produced, but it could be tested against the new Policy that more houses could be built subject to infrastructure provision to deliver a greater benefit to the community; hence the larger the development, the larger the financial contribution. This will be a matter for the community. I Jewson said his client is aware that a housing estate must be proportionate to the size of the village. The parish council will push for a HNS.
- The Chair stated that of course, the proposals will need discussing with the wider community.

PUBLIC SESSION:

There were no other items raised.

PRESENT (on Zoom):

Julie Evans (Chair), Bob Birkenhead (Vice-Chair), Marie Beckley, Andy Darch, Tina Gardener, Lindsey Parsons, Rachel Perrett, Aly Prowse (Clerk) Ward Councillors Mike Caswell and Julie Pay; 4 members of the public.

30/20 APOLOGIES FOR ABSENCE:

There were no apologies for absence.,

31/20 MINUTES OF THE MEETING HELD ON 3.9.20:

The minutes of the meeting on Zoom held on 3.9.20 were APPROVED and signed by the Chair.

32/20 PLANNING MATTERS:

1. **39/19/00011** – Application of lime render (listed building application) 60 Crossways (AWAITING DECISION)
2. **39/19/00014** – Repairs to leaking roof, chimney stacks, damaged roof timbers (Listed Building Consent) 60 Crossways (AWAITING DECISION)
3. **39/20/00006** – Certificate of lawfulness re use of residential mobile home, Hill Cottage, Otterhampton. PERMISSION GRANTED
4. **39/20/00007** – Erect a dwelling at 21 Riverside, Combwich. No objections were received from neighbours. Councillors decided to offer NO OBSERVATIONS
5. **39/20/00008** – Conversion of detached garage into additional ancillary accommodation, Greenacres, Bolham. This application was SUPPORTED.

33/20 FINANCE:

1. **Bank Balances** - Current A/C £1321.42; Deposit A/C £26191.30; Reserve A/C £27911.52.
2. **The following payments were AGREED:**
 - a) Mrs A Prowse - £521.13 (September salary inc. £20.50 misc. office cost; £14.39 Zoom subscription)
 - b) B Leathwood - £219.60 (Solopress, September Otter Tales)
 - c) AW Taylor - £131.25 (install new defibrillator in BT phone box and disconnect the old one)
 - d) AW Taylor - £265.00 (install new defibrillator at The Anchor Inn)
 - e) K Preston - £277.50 (gardening costs Jul-Sep, and play area inspections)
3. **Income** - £13000 from SDC for second half of the Precept.

4. Clerk's Salary Award.

NALC advised a national pay award of 2.7%, backdated to 1.4.20. It was AGREED to award the Clerk one increment as proposed by the Chair and seconded by M Beckley. Council had considered two increments but the Clerk declined. The combination of the pay award and the increment will increase the Clerk's salary by £307.84 per annum.

5. Budget Monitoring Statement to 30.9.20

- a) The Clerk estimated there will be a balance of £15k in the current and deposit accounts at the year end. This is subject to any unplanned expenditure during the second 6 months of the year.
- b) The half yearly accounts to 30.9.20 were circulated and will be submitted for approval at the next meeting.

34/20 STEART WARD:

1. Disappointingly, sufficient water of sufficient quality was not found during the borehole excavation so this project will now be ceased. The project was sponsored by the Farming and Wildlife Advisory Group (FWAG) which awarded £6800 towards the cost. The restricted funds are in the parish council Reserve Account.
2. Following the recent foreshore fence and new hide works on the peninsula, some new information boards will be erected shortly. This should complete the works.

35/20 REVIEW OF ACTION LIST:

It was AGREED to review actions A to F, as these are the priority. The actions carried forward from 5.3.20-31.8.20 have mostly been delayed due to Covid-19.

- a) The SDC Housing Needs Assessment will be chased. **Action: Clerk**
- b) Riverside Rd/play area hedge and the brook banks along Wharf Rd/Brookside Rd – it was AGREED as proposed by J Evans and seconded by M Beckley to obtain a quotation for these works and to include both jobs in the annual ground's maintenance contract so that the work is carried out on a more regular basis to keep on top of the vegetation growth. The costs for these works are £432 plus VAT and £540 plus VAT respectively.
- c) A letter was written to the houseowner regarding the large willow tree overlooking the brook in Brookside Rd. A reply was received explaining the involvement of tree surgeons, advice and works undertaken to ensure the tree's safety and stability. The parish council is pleased to have been made aware of this and will respond accordingly. **Action: Clerk**
- d) Combwich park and ride for EDF staff. A Darch to raise at next Transport Forum on 26.11.20.
- e) It was AGREED to go ahead with the vegetation clearance along the Wharf Rd for £295 plus VAT. The contractor has held his price for the past 5 years. Further discussion is required for the long-term management of the Wharf Rd and its vegetation areas.
- f) It was AGREED that the NALC Planning Consultations were more appropriate for District and County Council considerations.

36/20 ENHANCEMENTS:

1. Play Area

- a) Ground settlement issues legal claim – S Hellard (SDC Legal Department) will proceed with the letter to Wicksteed in an effort to reach an agreement. The letter and work associated with it will cost £250 as agreed previously.
- b) Broken Seesaw – B Birkenhead reported that the bolts and the spring mechanism is broken. The seesaw is unsafe and must be taken out of action. It will be taped off. The Clerk has requested a quote from Wicksteed to fix it.
- c) Damaged concrete bollard - It appears that a vehicle has hit a bollard and it will require replacement. A quote will be sought together with replacement wooden bollards as per item 36/20/2. **Action: B Birkenhead / Clerk**

2. Wooden marker posts/bollard on verges

It was AGREED to produce a specification to replace the temporary marker posts on the verge alongside the play area with more robust wooden posts, 6"x 6" and concreted into the ground. In addition, the same marker posts will be placed at the entrance to Combwich track. **Action: B Birkenhead/Clerk**

3. Defibrillators

Both defibrillators have been installed and are operational. Signage is required for the BT Phone box and it does require some refurbishment. However, B Birkenhead has done some work already and he will

determine what more needs to be done. **Action: B Birkenhead.** T Gardener is organising signage for the Cannington BT Phone box defibrillator so will procure some for us at the same time. **Action: T Gardener**

37/20 MEETING REPORTS:

8.9.20 – Parish Cluster (One Somerset/Stronger Somerset). B Birkenhead attended and has circulated the presentations.

17.9.20 – Village Hall. L Parsons circulated her report which included that revised plans for the village hall refurbishment are out for design and costing and should be available for OPPT and parish council consideration by mid-October. The AGM (20.10.20) is to officially wind up the old committee and put in place the new CIO committee. This will be a face to face meeting.

22.9.20 – Parish Shores. Notes from the meeting have been circulated. R. Perrett attended a site meeting which was generally very enthusiastic although a further meeting will be held soon which will allow more time. J. Evans said the long-term aim is to make the brownie copse into a Local Nature Reserve (LNR). Agenda item for the next meeting. **Action: Clerk**

24.9.20 – Community Forum – Notes will be circulated shortly.

M. Beckley left the meeting at 8.40pm (internet dropped out)

38/20 FORTHCOMING MEETINGS:

13.10.20 – Village Hall

20.10.20 – Village Hall AGM

26.11.20 – Transport Forum

TBA – WWT Steart Marshes – The Chair would like Combwich to be more involved and enter into regular dialogue with WWT. There are specific issues such as traffic, dog faeces and parking that impact Combwich. This could be achieved either direct with WWT or to have representation at the Steart Forum (although the Forum is not meeting at the moment). T. Gardener and R. Perrett offered to become involved and will have a chat about the issues and come up with some ideas. **Action: T Gardener/R Perrett.**

TBA – Parish Shores

A Darch left the meeting at 9.16pm

39/20 CORRESPONDENCE:

1. SDC – Community Infrastructure Levy (CIL) return to complete for 2019/20. We have carried forward funds of £246.36 from 2018/19 but no receipts for 2019/20. **Action: Clerk**
2. Concerns received in connection with a property in Riverside have been dealt with.
3. Otterhampton Village Hall – an invitation for a member of the parish council to attend the AGM on 20.10.20. L Parsons will represent the parish council.
4. Somerset Waste Partnership – Recycling sites switch to winter hours on 1 October 2020.

40/20 REPORTS OF REPRESENTATIVES:

1. Otterhampton Parish Project Team (OPPT)
The next meeting will be convened to consider the revised Village Hall application when it is submitted.
2. Public Rights of Way – B Birkenhead
All issues are in hand.
3. Otter Wheels – Only emergency journeys are undertaken.
4. Otter Tales – The next edition will be November.
5. School Liaison – R Perrett has been in touch with the Head who is currently focused on Covid-19 priorities but is hoping a meeting can be arranged soon.

41/20 DATE AND TIME OF THE NEXT MEETING:

The next meeting will be on Thursday 5 November 2020, 7pm, on Zoom (unless informed otherwise).

The meeting closed at 9.20pm.

Signed:

(Chair)

Date: