

WEST & MIDDLE CHINNOCK PARISH COUNCIL

Draft Minutes of the Parish Council Meeting Wednesday 2nd September 2020 - Virtual Meeting

Cllr Bennett - Chair
Cllr Tinkley

Cllr Coleman – Vice Chair
Cllr Griffiths
Clerk: Kim Duller

3 Members of the General Public

Public Forum: i) The Chair confirmed the meeting was being recorded. ii) **Transcript: talking on behalf of 12 Ridgway, West Chinnock.** “Speaking as a friend of the property owner Chris Clark, who is in the process of renovating his property, which includes the provision of a dormer extension to the rear of his bungalow. I apologise if this presentation is a little premature as it may be more relevant once the item is on the Parish Council Agenda and once the planning application has been put on your agenda, however I felt as a senior planning officer from an adjacent authority Sedgemoor I couldn't not say something. The construction of the dormer extension began with the understanding that it was permitted development, not requiring planning permission. This Chris confirmed in writing with a planning officer at SSDC. Due to technical requirements the ridge of the roof needed to be raised by almost 150mm or 6inches. Chris immediately contacted the planning office at SSDC to explain the situation and was informed in writing that he could continue. Subsequently Chris has anyway submitted a planning application and this was several weeks ago, however officers at SSDC have yet to register the application. It is understood they are short staffed and behind in their processing of applications which is quite understandable. In terms of the assessment of the planning application, once it is registered, the only difference in my view that would be assessed is the height of the roof being a maximum of 150mm higher. It is only these extra few inches that technically require planning permission and the extension could have been built under permitted development with the exact same style and windows, in the exact same position. This fall back position, as its known, will need to be taken into account in the assessment of the planning application by the planning officer. The extra height makes absolutely no difference and in terms of design and impact of character in the area. The extension is finished in materials to match the existing bungalow with hanging tiles; it is not dissimilar to a number of other dormer extensions within this part of the village. It is at a significant distance from neighbouring dwellings and gardens as not to cause any visual domination or loss of light. In terms of overlooking, as I have said under permitted development, the windows in the dormer window could be in the exact same position that they currently are. In any case it does not increase any overlooking or loss of privacy to the neighbouring residents as currently the gardens, including Chris's gardens are all overlooked by existing windows. Therefore there is no undue loss of privacy suffered by the existing residents. Also new permitted development rights have come in to force that allows additional storeys to be added to dwellings which would allow an extension upwards of a much greater height than that which Chris is currently constructing. To conclude what is being constructed could have been carried out under permitted development other than the extra 6 inches ridge height and that additional height makes absolutely no difference in terms of its appearance or impact on the neighbouring residents”.

The Chair confirmed that the plans have not been received yet and therefore the Parish Council cannot make any comment.

iii) Request to unlock gates at Rec ground car park: The Chair confirmed Members were sympathetic to the concerns regarding the gate, however reiterated the need to keep it locked when not in use, in particular over night due to recent incidents at other recreation grounds and open ground locally. It was resolved that keys would be issued to a number of key holders who are regular users of the recreation ground. The situation will be reviewed on a regular basis by the PC. **iv) Broken Stile on path from Balham Hill.** Clerk to report. Second located close by advised by Chair who agreed to send details to the Clerk to report.

v) Cllr Patrick, who was unable to attend the meeting, requested that the Clerk report that applications for the **Somerset Climate Emergency fund** are now open for between 5K to 75K for projects which reduce carbon emissions. Cllr Patrick and L. Leventhal have expressed an interested to apply. The PC confirmed it didn't have resources to make an application in this round, however the Clerk will publicise the details and invite local resident groups to make applications which could be supported by the PC. Applications are open from 1st October 202. Clerk to publicise.

20/713 **Apologies for absence:** Cllr Patrick, Paternity leave. Cllr Cawley. Cllr Cawley is unable to access virtual meetings as does not have the necessary technology. The Chair confirmed Cllr Cawley had been fully briefed.

20/714 **Declarations of interest:** Cllr's Bennett and Coleman and the Clerk, Recreation Ground Development Committee. The Clerk, legal transfer of the Recreation Ground. Cllr Bennett, item 11. J V11 Triscombe, Higher Street.

20/715 **To approve and sign as correct the Minutes of the Parish Council Meeting held on 01.07.20**
Resolved: That the Minutes of the meeting of the Parish Council Meeting on 01.07.20 as previously circulated were taken as read and being a correct record. To be signed after Lockdown. The Clerk noted that Cllr Patrick had raised some queries regarding the Minutes; however these will be reviewed at the October Meeting.

20/716 **Matters arising, not on agenda: None**

20/717 **County Councillors report:** Report not received.

20/718 **SSDC Councillors report:** Clerk had previously circulated and on website. As Cllr Patrick was not at the meeting the Clerk highlighted the following. i) Case work on planning will be updated during September/October as is currently on-going. ii) Muddled Man Community Hub Group. The PC were not approached regarding this matter or involved in the formation of the group, therefore cannot currently make any comment until they are formally consulted.

20/719 **Planning:**

a. **Applications since time of the agenda:**

- i) **Variations to Land at Smiths Hill 17/04677/FUL:** Request for more variations had just been received before the meeting with another extension period to 16.09.20. **Cllr Tinkley and Clerk to review and advise Members accordingly.**

b. **Determinations since time of the agenda: None**

c. **Planning enforcement: Applegarth: SSDC confirmed no enforcement issues following a site visit.**

d. **Planning issues:** 12 Ridgway planning concerns from residents. Residents have requested a site visit with the PC to listen to their concerns. **Resolved: Cllr Bennett and Cllr Tinkley to organise.**

20/720 **Finance:**

a. **To approve first Qtr 1 accounts. These had been inspected by N. Cochran, internal auditor. Resolved: to accept the accounts. All in favour.**

b. **To pay Somerset Landscapes June Invoice SLL30466: Resolved: to pay £271.80**

c. **To pay Somerset Landscapes July invoice SLL30578: Resolved to pay £215.40**

d. **To request to purchase trees for £63.88 as part of discussion 11.e. Carried forward to Oct 20 PC meeting.**

e. **To request purchase official BT phone box painting kit £152.80 as part of discussion 11.f Carried forward to Oct 20 meeting.**

f. **To Note: Nigel Gillard paid for phone box electrical inspection £72.00 plus VAT via delegated powers.**

g. **Resolved: To pay SALC/NALC affiliation invoice: £161.26 20/21**

h. **Resolved: To purchase Parish computer and software £575.00 plus £50.00 set up for transfer of data.**

i. **To Pay any routine or previously agreed invoices:**

- I. **Resolved: To pay Somerset Landscapes August Invoice SLL30646 £215. 40**

20/721

Allotments:

- a. **Inspection of allotments as part of work plan: Resolved:** Date to be confirmed at a later stage whilst COVID advice still stands. To be carried forward to Oct 20 meeting.

20/722

Matters arising from the July 2020 meeting:

- a. **Purchase of the Recreation Ground:** Progress has increased. Have agreed indemnity insurance for bridge and land value. Now waiting on information from SSDC which Battens solicitor is chasing. Solicitor's fees currently in budget despite a lot of unexpected additional work due to the "bridge". **Ongoing Clerk.**
- b. **Bow Bridge Repairs:** Some confusion as to whether the repairs have been completed. **Chair to inspect and report back to Clerk.**
- c. **Management of Verges and Hedges:** It was agreed that as there had been no feedback regarding hedge cutting and that the PC were positive with the standard of hedge cutting provided by SCC, including reports made relating to visibility issues, that no further action was needed on this item. In terms of mapping out ownership of hedges on a village wide basis, it was considered low priority and would be put on to the ongoing work plan to be considered at a later date.
- d. **Corona virus feedback:**
- I. Local response: No update.
 - II. Direct legislative impact on Parish Council: Possibility to return to normal meetings in October subject to the Village Hall being open.
 - III. Recreation ground: Already covered in Minutes.
 - IV. Concerns at local level: None noted.

20/723

Reports & Correspondence:

- a. **Parish Work Plan previously circulated:** Updates i) Training for Cllr Griffiths and Cawley when available ii) Well cover – on going. iii) Self filling in of pot holes by the PC. On hold indefinitely during COVID 19 and also due to debate on Unitary Authority. (Take off agenda).
- b. **Highways and Drains Standing Item:** i) **Highways:** Very little movement on any reported potholes for the last 2 months. Some not reported have been filled. ii) **Drains:** Still a big issue with drains at Hollowell Hill and the Haunts and the links between them are blocked. **Resolved: Clerk to request drains to be fully suctioned and cleaned/jetted by SCC. It was agreed that the Clerk requires photo's of the blocked drains full of silt. Chair to provide.** Members to consider alternative action if SCC are not able to do them within the existing project plan time frame as this is considered to be high importance.
- c. **Footpaths:** Clerk reported that at least 8 footpath reports have not been attended to despite there being an allocated officer, with some going back at least 3 years. **Chair to provide Clerk with photographic evidence of issue at Lower Street to report to SCC. Cllr Griffiths to provide details and photographs of the Balham Hill stile.** Query from Cllr Coleman regarding fallen trees. **Clerk to provide Parish Boundary map to Cllr Coleman to establish if within West/Middle Chinnock and also any other issues with footpaths with need addressing. Resolved:** Clerk to put in a complaint to Cllr Keating in order to understand the issues relating to lack of works being actioned.
- d. **Bus Shelter Annual Clean: Resolved:** Cllr Coleman volunteered to clean the shelter and also check grit levels in the bin.
- e. **Annual Inspection Recreation Ground:** Risk assessment report received which is far more in detailed than previous years. Cllr Bennett and Cllr Cawley in the process of completing a final risk assessment report to action areas of concern. The PC will need to take a view on some of the issues which have been raised and Cllr Bennett will bring these back to Parish Council. Cllr Bennett highlighted issues related to the plastic fence

on the ditch, the River and the dug outs and in general the erection of anything on the recreation ground which has not had permission to be built, stiles, the bridge going in to the Rec from Lower Street. **Resolved:** i) Members would have a site visit to assess immediate issues. ii) Clerk to address issues of stiles and footbridge with Cllr Keating as part of footpaths complaint. iii) Conditions of use to be drawn up in association with users once ownership confirmed as these are not currently in place. iv) Cllr Cawley to check with owners of adjacent field to check if they are happy with existing arrangement for steps in to the field to fetch balls.

- f. **Risk Assessment Review of Report (whole of Rec): Discussed under item e.**
- g. **Tree Planting Higher Farm: Carry forward to Oct 20 PC meeting.**
- h. **BT phone box repainting: Carry forward to Oct 20 PC meeting.**
- i. **Opening of Recreation Ground Gate: Discussed in Public Forum.**
- j. **Issues of Concern Raised by Residents during August:**
 - I. **Oak Tree Smokey Hole Lane, Hazard:** The trees have previously been trimmed over a number of years on the lower sides and therefore have become top heavy and a potential a risk. **Resolved:** Clerk to contact Phil Poulton to request inspection and to also mention land movement on Smiths Hill.
 - II. **Right to Roam:** Works to stile put in at Kempsters Farm and subsequent queries raised by resident as to whether or not the entrance to the Kempsters Farm footpath (the lane) is “Right to Roam” status. The situation has been compounded during lockdown for farmers. The Chair believed the signage was clear and that there is no issue with access and that dogs should be kept on a lead.
 - III. **The ditch near gate to Rec Middle Chinnock:** Reported pipes all silted up and therefore concerns with potential flooding. **Resolved:** Cllr Bennett with Cllr Cawley to inspect and make recommendations back to PC.
 - IV. **Speeding vehicles in West & Middle Chinnock in the early hours and general speeding:** There has been a number of reports relating to cars speeding around the village in the early morning. **Resolved:** To request that residents collect evidence relating to these vehicles, including time, date and registration of vehicle in order that this can be presented to the relevant authority. **Resolved:** General speeding needs to be a future agenda item.
 - V. **Fencing off land at Poop Hill: Resolved:** Clerk to make enquiries with SSDC planning and PC to monitor rules regarding sale of agricultural land and incorporation. Cllr Coleman confirmed that the land has been sold to existing residents.
 - VI. **Query use of front drive, Triscombe at top of Higher Street:** Complaints regarding number of vehicles kept on drive and on-going maintenance. **Resolved:** Cllr Griffiths to speak to owner of property to establish if this is a known business and potential change of use. Clerk to also contact SSDC Councillor Patrick and SSDC planning regarding vehicles and numbers of chickens/duck etc.
- k. **Request to put Recreation Ground Development Committee back on the Agenda:** Neil Cochran agreed that it would be good to kick-start the group again, but it has been difficult to get together because of COVID. Some work has progressed. NC to see if it is possible together. The Chair didn’t feel that the item needed to be a standing item on the agenda.
- l. **Pitch Improvement at the Rec:** Works starting 7th September 2020 being carried out by SLL.
- m. **Consultation Waste Bin, Little Silver – Bin at Rec:** Clerk produced survey. Taking on board comments regarding the bigger picture of rubbish locally and Clerk to circulate the survey via website and facebook.

Closing date end of October so that it can be put in the parish magazine. **Resolved:** Waste bin to be collected from residence in Middle Chinnock and relocated in the Rec by Cllrs Tinkley and Cawley.

- n. **Co-option Councillor Vacancy: Clerk to advertise.** Closing date end of October in order to be able to advertise in Parish Magazine.
- o. **Parish facebook page: Resolved: All in favour for a separate specific PC page and relevant items can be shared on the community page.**
- p. **COVID Risk Assessments Rec:** Football Club, Pavilion and Junior Cricket have all been actioned by relevant groups and logged by the PC to comply with PC Insurance. There will be no senior cricket in the foreseeable future therefore no risk assessment has been completed. The Clerk thanked Neil Cochran and the head of the Junior Cricket for all of their hard work producing the risk assessments during such difficult times.
- q. **Unitary Authority Proposals:** On-going. Latest update as previously circulated by the Clerk. New proposals put forward by the District Authorities for a 2 authority model.

19/724

Matters for the 7th October 2020 Agenda

- a. **Badger Culling: To be noted on the website.** Clerk to check if it is of interest to the admin on the community facebook page.
- b. **Development query at Shiredown and land behind:** Queries raised regarding building of permanent structures with professional builders. Clerk to liaise with SSDC as to whether this is under permitted development and Phil Poulton and SSDC Cllr Patrick.

Next Meeting Wednesday 7th October 2020

7.30pm Village Hall or Remote Meeting – to be advised

Meeting closed 9.15pm

