

# WEST & MIDDLE CHINNOCK PARISH COUNCIL

## Draft Minutes of the Parish Council Meeting held 4<sup>th</sup> September 2019

Cllr Mark Bennett - Chair  
Cllr Phillipa Coleman – Vice Chair  
Cllr Tony Cawley  
Cllr Elizabeth Griffiths

Cllr William Mannering  
Cllr Oliver Patrick  
Cllr Neil Tinkley  
**Clerk: Kim Duller**

### 11 Members of the General Public

#### Public Forum:

Representatives from Middle Chinnock attended the Public Forum and expressed their views regarding the siting of the new waste bin in Middle Chinnock. All were opposed the bin due to a number of reasons. The Clerk confirmed that she had also received a number of complaint letters from residents in Middle Chinnock. The complaints related to positioning/location of the bin in a conservation area; health and safety issues; shape and form; spoiling the view of the surrounding area; and colour. The Chair thanked residents for taking the time to come and raise their concerns and that their comments and written feedback would be considered as part of the Waste Bin Middle Chinnock agenda item under reports and correspondence in the main meeting. **Football match day parking:** Mr Bailey raised concerns that his drive was blocked during a previous football match by a number of cars. Clerk to speak to Mr Cochran.

19/604

**Apologies for Absence:** None.

19/605

**Declarations of Interest:** Cllr Tony Cawley, Allotments. Clerk & Cllr Bennett Recreation Ground Committee.

19/606

**Minutes of the Parish Council Meeting held on Wednesday 3<sup>rd</sup> July 2019:** Agreed as being a true record of the meeting & signed.

19/607

**Matters Arising (Other than those on the Agenda):** None.

19/608

**County Councillors Report:** Cllr Keating arrived at 8.25pm and gave a report. He asked if anyone had questions on his monthly report. None were raised. He explained it was a quiet month and reminded the Parish Council about the community health and wellbeing grant that he had available to local communities. East Coker has applied for a grant to bring the local community together. The deadline is end of November. Action: Clerk to circulate details of the grant to local community groups.

19/609

**District Councillors Report:** SSDC Cllr Vaughan reported. August a quiet month for SSDC so not much to report. 2 notable press releases in August, parking charges increasing locally, however haven't been increased since 2012. Parking subsidy cut by government and overall, a 70% reduction in government funding. Looking at new ways to bring in income via a commercial strategy. The most recent purchase is the monopoly board buildings which hope to give a 7% return, much higher than having money in a bank. The Clerk fed back to Cllr Vaughan regarding the lack of response when contacting some officers at SSDC, the high number of incorrect email addresses, and inability to contact any officer via the phone. This was making the role of the Members Clerk increasingly difficult, frustrating and at times almost impossible. Residents quite rightly become frustrated when they cannot get an answer relating to a local issue. Cllr Vaughn said he would take the concerns to the Executive Committee. **Action: Clerk to ask Cllr Keating to do the same with regards contact of officers.**

19/610

**a. Planning Applications:**

**b. Applications Since Time of the Agenda: None.**

**c. Determinations Since Time of the Agenda: None**

**d. Planning Application Update:**

**j) 19/0026/FUL: Query Retrospective Planning: Action Cllr Patrick**

**ii)Smiths Hill, Orchard Development Enforcement Update:** The PC had followed up reports that groundworks had started at the site, without planning conditions met. Cllr Patrick had liaised with the Enforcement Officer and Tree Officer and the owner is aware that works can only commence once planning conditions are met.

Members raised concerns that unless the PC raised enforcement issues, these were not being picked up by SSDC. Cllr Patrick confirmed that officers were not able to pro-actively go out and ensure planning conditions were met. Members were very concerned that there was not enforcement of conditions and requested Cllr Vaughn raise the lack of enforcement being investigated, at a senior committee level.

**19/611**

**Finance**

- a. **It was resolved to approve 1<sup>st</sup> Qtr Accounts, all in favour, which had been reviewed by the internal auditor, Neil Cochran.**
- b. **It was resolved to pay Somerset Landscapes June Invoice SLL29556, £271.80. Approved for validity by Cllr Mannering. All in favour.**
- c. **It was resolved to pay Somerset Landscapes July Invoice SLL29622, £351.30. Approved for validity by Cllr Mannering. All in favour.**
- d. **It was resolved to pay the Play Inspection Company Invoice WE20588, all in favour.**
- e. **It was resolved to pay the Clerk the £200.00 compensation, all in favour, which Nat West Bank had offered her as personal compensation for the stress caused and amount of time attempting to resolve an issue relating to the change of bank signatories.**
- f. **Signatory Update: To carry forward to the next meeting.**
- g. **It was resolved to move £15k, which is currently ring fenced capital from the Business Account to the Liquidity Account in order to attract higher interest. All in favour.**
- h. **To Pay any Routine or Previously Agreed Invoices: If the August Somerset Landscapes invoice is received during September, Members resolved that the Clerk should pay it up to a total of £375.00 inc VAT, as long as Cllr Mannering had passed the invoice.**

**19/612**

**Allotments:**

- a. **Proposals from the Allotment Committee:** The Chair noted that no meeting had taken place with the Parish Council to discuss the new proposals as requested in July. Cllr Cawley explained it was difficult to comment with no members of the new allotment committee present, and he had hoped that they would be present. The Chair raised serious concerns that this process had been dragging on for 3 years and needed to be resolved. Cllr Cawley explained that the format for the new constitution was a direct copy of the Wiveliscombe 2013 constitution. The Chair asked if this was up to date with current legislation as recommended by the Allotment Association and was keen to move forward. The Chair explained that the situation needed to be resolved and was happy to have a meeting with the Allotment Association to ensure that it was constitutional and a legal entity as the PC had a duty of care to ensure that it was run as a proper committee with voting rights for members. **Action: The Chair requested that a meeting take place before the next Parish Council meeting and concluded by saying that if it cannot be resolved after what has been 3 years in the development, then the Parish Council will take back management. Cllr Cawley confirmed that he is now the Chair and the Treasurer is JC and the Vice Chair is NV. A meeting must be held between the Clerk and Cllr Mannering. Cllr Griffiths to be involved with the meeting to ensure legal's in place. In the meantime copy JC and NV with the inspection report.**
- b. **Annual Inspection Results:** All members had received a copy and it was noted there were a number of plots which were not cultivated. Cllr Mannering' confirmed that NV had attended the inspection with Cllr Mannering and agreed with the outcome of the inspection results.

**Action: It was agreed that if the new committee was legally constituted during September that they would write to Allotment holders who were non compliant. If the constitution does not take place and the PC takes back over control, the Clerk will write to Allotment holders who are non compliant.**

19/613

**Matters arising from the July 2019 Meeting:**

- a. **Purchase of the Recreation Ground:** Advert placed in Western Gazette for consultation and waiting for an update for SSDC. Still not received any update on costs, therefore previous guestimate still stands.
- b. **The Haunts, Creation of Parking Space on Public Highway:** The Chair reported that as much as possible has been done relating to the legality and maintenance of the space. None of the agencies contacted/involved are willing to take ownership, although Yarlington are keeping a check on the Oak tree which protrudes from the bank. It was concluded that there is no longer a parking shortage issue along the lane since the previous residents have moved and the existing car-parking spaces are ample to cope with the level of vehicles of residents. **Action: Clerk to write to all of those involved stating that the item would be taken off the agenda, however would be reinstated if it becomes an issue again in the future.**
- c. **Pot Holes Self-Maintenance:** Cllr Tinkley has spoken further with SCC and after initially not being interested; they have now agreed to talk to Devon County Council about the scheme which would allow a trained team of residents to take over the maintenance of potholes in the villages. Cllr Tinkley reported that in some villages residents have filled over 200 pot holes. **Action: Cllr Tinkley to update progress at October meeting however he explained that SCC have prioritised gritting and snow wardens rather than pot holes however they might prioritise in the new year.**
- d. **Grill Over Well, Higher Street:** The Chair reported this was not a high risk situation and to carry forward to October meeting.
- e. **The Knapp:** Action carried forward from previous meeting.
- f. **Badger Activity:** The spoil has now been removed, however Members raised concerns that the spoil had just been placed on the banks which would potentially fall back on to the road.
- g. **Mud on the Roads:** To take off of the Agenda unless another problem is reported.
- h. **BT Phone Update:** Cllr Patrick explained that the box is grade 2 listed and he has started the process whereby the PC takes over ownership with a 9 week consultation. Electricity is paid by BT and paint can be provided. The Clerk confirmed that the PCs insurance does cover the use, the box under the street section of the policy and contents under "contents". **Action: Cllr Patrick to undertake a community consultation on behalf of the PC. Cllr Patrick to provide the Clerk with the promotional details for the consultation to the Clerk who can send it to various organisations in the village as well as circulated in Parish Magazine, handouts etc.**
- i. **Training Plan:** Members have been able to yet participate in Councillor Training, however the Chair and Vice Chair will be undertaking Chair training on the 12<sup>th</sup> September 2019. **Action: Clerk to source training courses, to include planning.**
- j. **Path between Duck Pool Lane and Hill View:** Complaints regarding the uneven path. Clerk to establish ownership of path and responsibility. Previously the Council were sent away by a home owner who lives adjacent to the path when works were planned. **Action: Clerk to ask SSC to risk assess.**
- k. **South West Waste Policy:** Clerk to post details on the website and in Parish Magazine, in particular addressing the frequency of collections changes.
- l. **VE Day 7<sup>5th</sup> Anniversary 2020:** Clerk to ask villages organisations if they have anything planned.
- m. **GDPR:** The Clerk had distributed updates to Members.

**Reports & Correspondence:**

- a. **Highways and Drains.** Standing Item: No extra reports issued this month, however 4 outstanding pot hole reports at the haunts x 2, Snails Hill and by the allotment gate. Cllr Coleman reported that pot holes have been filled in Middle Chinnock, with some taking just over 3 months from date of reporting and some a month. The drain at top of higher street now has weeds growing out of it. **Cllr Cawley to report.** The Chair raised concern again that the “sucker” is not scheduled until 2021 (3 year cycle) It is only the support of residents that the drains at Lower Street are kept clear. The PC has been quoted £1000.00 a day for drain cleaning from SCC. If the drains become blocked the PC will have to pay for any additional clearance.
- b. **Verge Cutting:** Concern was raised that the SCC had only cut where farmers had already cut before so therefore it didn't make any difference, especially when there were areas that did need cutting such as visibility splay corners. The junction at the A30 was very dangerous with overgrowth and Cllr Coleman organised cutting, however explained she had previously reported it 3 times, with no action. The Chair and Members thanked her. **Action: The Clerk to ask Cllr Keating why the request to have the hedge cut at such a dangerous corner was not responded to.**
- c. **Waste Bin Middle Chinnock:** The Chair reported that the waste bin in Middle Chinnock had been sited at the previously agreed location, which was the intersection between 4 regularly walked routes in the village. On behalf of Members he agreed that the overflowing of the bin during the previous hot spell had been unfortunate and was sympathetic to the concerns raised regarding the bin being full over the Bank holiday period by residents of Middle Chinnock. This was caused by a delay in SSDC emptying the bin, however it will now be emptied on a weekly basis. The Chair once again thanked Middle Chinnock residents for their feedback and acknowledged that it was unfortunate that there had previously not been any representation from Middle Chinnock at Parish Meetings when this item had been discussed, however information had been freely available in the Minutes which are on the community website and the Parish Magazine. The Chair reported that there had been some positive feedback from local residents relating to the provision of the bin in Middle Chinnock and was some support from the farming community whose fields form part of the paths. The Chair advised that the PC would consider all of the feedback as part of the democratic process once specific advice has been received regarding: i) Conservation area planning law relating to the siting of bins ii) Further advice on the use of dual purpose bins. **Action: Clerk to chase SSDC for answers and report to Members.**
- d. **Consultation Direction Stones: Foxwell Lane and Smokey Hole Lane: Consultation is now underway to establish heritage status.**
- e. **Recreation Ground Safety Report: Action: The Chair to review report with Cllr Cawley and report back to the October meeting. Clerk to be invited to the meeting so that signage wording and location can be agreed for Insurance purposes as part of the risk evaluation.**
- f. **Review of South Somerset Local Plan (2006 – 2028) Preferred Options:** Cllrs Tinkley and Patrick had attended the consultation and the report sent to Members. Only 30 people turned up. West & Middle Chinnock are no longer classed as villages, but are now rural settlements. As we have a pub, school, and village hall and children's play area we now qualify for any development that can be allowed in a rural development. 11% of any new development scattered across the whole of Somerset would be applicable and that could work out at approximately 73 houses, including affordable housing over the next 20 years.
- g. **Digital Mapping the Clerk: Previously circulated for information.**
- h. **Yarlington Land Purchase:** The Clerk reported that Yarlington haven't been able to confirm the cost of the land as they haven't been able to measure the land, however would like to agree the principle of purchase.

The land isn't landlocked as it could be accessed via the Allotments. Currently Yarlington isn't prepared to consider the land for sale at the back of Lyne Terrace as part of a bigger plot. Originally the PC had considered the possibility of purchase for car parking space for the school or a community plot. **Action: It was resolved that in the absence of a price, to decline the option to purchase. All in favour.**

- i. **Independent Review into Local Government Audit: Consultation previously circulated for information. Members to respond to the consultation individually if they wish to.**
- j. **Complaint HGVs Using Rural Roads in West Chinnock and Speed Concerns:** There was a full discussion relating to this item and whilst the PC was sympathetic to the concerns that were raised, the signs, which are advisory cannot prevent large vehicles using the roads and the PC cannot overturn current legislation. Concerns relating to speed will be raised at the next meeting as there had been progress made in some villages with the reduction of speed schemes. **Action: Clerk to write to the complainant.**
- k. **Complaint Regarding Incorrect Signage for Road Closures: Action: The Clerk has been following up on this and is waiting for an explanation from Gigaclear, who instigated the works on behalf of BT.**
- l. **Complaint Regarding Hedge Growth at Hill View Close:** Since the original complaint the hedges have been inspected on 2 occasions and Members are satisfied that the hedges do not obstruct the path. **Action: Clerk to review land registry and SCC with regards to ownership of the path and reply to written complaint.**
- m. **Area West Meetings: For information only, for Members to attend if they would like to.**
- n. **SIDs (Speed Indicator Devices):** The Clerk explained that some local councils are restricting the number of SIDs which have been put up by community groups/parish councils due to breaches in planning law.
- o. **Annual Civic Service: For information if Members wish to attend.**
- p. **Complaint Hedge Lower Street at Entrance to the Recreation Ground:** The path is impassable in places and pedestrians have to move in to the road. **Action: Mr Bailey kindly offered to talk to the owner of the hedge to resolve the problem.**
- q. **Councillors Guide to Handling Intimidation: There has been a rise in the number of incidents where people in public office have intimidated rather than have democratic debate. To be circulated for Information and advice.**
- r. **Winter Gritting:** Members are satisfied that there is sufficient bins throughout the village and will top as required. The Chair believes that County have offered to provide grit FOC this year. **Action: Bin levels to be checked.**

19/615

**Correspondence Received Since time of Agenda:**

None

The meeting ended at 9.45pm

**Parish Council Meeting Wednesday 2<sup>nd</sup> Oct 2019 – 7.30pm**

**Village Hall**

**Everyone is Welcome to Attend**

