

Merriott Parish Council

Minutes of the Parish Council meeting held on 9th April 2018 At 7pm, Merriott Village Hall

Present:

Cllr Iain Hall (Chair)

Cllr Caro Paine

Cllr Jim Shorting

Cllr Grant Wright

Cllr Stephen Ashton

Cllr Dave Aslett

In attendance

Mrs K Sheehan (Clerk), Cllr P Maxwell (SSDC)

Thirty-four members of the public

18/047. Public Open Session

Cllr Hall welcomed everyone present to the meeting. Those present to speak about items other than those on the agenda were invited to address the Council.

Ms N Rochford of Oak Lea Farm stated that they would shortly be submitting a planning application and gave the Clerk copies of background information for members to read. A member of the public raised concerns about improving drainage and road surface quality, particularly in Church Street and Cllr Wright responded to say that he had reported these issues to County Highways but would chase up a response. Cllr Hall encouraged all members of the public to use the online reporting system to flag these issues up to the Highways officers. One further query was raised relating to the number of planned properties at the site at Bowood View – this was clarified to be a single dwelling only. Mr Jacobs raised a query in relation to his planning application for land off Longstrings Lane. Cllr Hall clarified that as this site was inside the Crewkerne boundary, the Parish Council would defer to the opinion of the Town Council on this matter.

18/048. Apologies for absence

Apologies were received from Cllr A Dance of Somerset County Council.

18/049. Code of Conduct and Declarations of Interests

None.

18/050. Minutes of the meeting held on 12th February and 12th March 2018

The minutes of both meetings were accepted as a true and accurate record. It was noted that several items listed for April meeting had been rolled over to May's agenda due to pressures on the April agenda.

18/051. Matters Arising from Minutes

None.

18/052. Report from County Councillor

None but an update from Cllr Dance on the Libraries Consultation had been received.

18/053. Report from District Councillor

Cllr Maxwell reported that:

- SSDC was now not due to meet until May. However, the Local Plan review was ongoing and he encouraged members of the public present to respond to this consultation. Contact details for Cllr Maxwell to answer any queries relating to this were given for the minutes as Tel: 01460 271155 and Email: paul.maxwell@southsomerset.gov.uk
- He also encouraged people to respond to the Libraries consultation, now extended to mid-June, with both Crewkerne and South Petherton libraries potentially affected.

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Cllr Wright stated that hard copies of the consultation were available in the libraries for those without internet access.

18/054. Planning

a. 18/00688/OUT – Land South of Church Street

As neither the applicant nor agent were present, Cllr Hall invited members of the public to speak on this application. Eight people spoke on the application and raised the following issues:

- this was a large development of high density and poor parking provision;
- pressures on the village and local area infrastructure including schools and healthcare providers;
- that Merriott had already achieved growth within the targets set out by the current Local Plan;
- misleading and inaccurate information contained in the planning application combined with poor levels of consultation by the agents (particularly with neighbouring properties);
- light and air pollution as well as traffic congestion;
- that Church Street was too narrow to support overflow parking from a high-density development such as this;
- water pressure at this end of the village is already poor and sewer overflows regularly – concerns over capacity going forwards;
- brownfield sites in the village should be considered for redevelopment before any greenfield sites are lost to housing; and that
- some existing properties would be subject to planting restrictions to 6 metres inside their gardens due to the proposed siting of the foul waste tank for the development.

Cllr Hall thanked everyone for their comments and introduced Cllr Paine as lead member of the Planning Working Party. Cllr Ashton raised concerns that the Tail Mill development had now been shut down with only three properties sold, thus showing no current need for housing in Merriott. Cllr Hall stated that in line with Planning Policy SS2, this application provided no tangible benefit to the community (i.e. community land, refurbished heritage buildings, affordable homes etc), and therefore there was a presumption against development. All 5 social housing applicants currently on the register require single bedroom properties and so this development did not meet that need either. Cllrs Shorting, Aslett and Wright also agreed with various points made.

Cllr Paine summarised:

MPC recommendation for refusal on the following grounds:

1. Merriott is defined as a rural settlement in the current local plan. It is not identified for specific development growth unless certain provisions benefiting the community are made;

- a) increased employment opportunity;
- b) improved community facilities and services; and
- c) supply of identified housing needs.

This proposal does not meet any of these conditions.

2. Street scene

The meadow, hedge and verge form a very important part of the street scene being the only open land visible from the perimeter roads of the village.

This was **proposed** by Cllr Paine, **seconded** by Cllr Ashton and duly **RESOLVED** unanimously.

b. 18/00751/OUT – Popular Motors, Broadway

Mr Venn, the applicant, was invited to speak and stated that as the garage trade was getting tougher, he had decided to focus on the filling station side of the business alongside a small workshop. No further comments were received from the public.

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Cllr Paine stated that the Planning Working Party had considered this and welcome the development of a brownfield site in the village. However, small business units would be preferred on the site which was currently categorised as Employment Land.

In conclusion the Clerk was asked to submit comments to the District Council stating that the PC had no objections to redeveloping the land in question provided that employment opportunities were explored first.

This recommendation was **proposed** by Cllr Paine, **seconded** by Cllr Aslett, and duly **RESOLVED**.

c. 17/00168/FUL – Amended plans OS 8791 Haselbury Plucknett

Members agreed to leave this application to Haselbury Plucknett Parish Council for comment.

d. 18/00706/FUL – 4 Townsend Orchard

Members had no objections to this application, but on hearing some comments from a member of the public it was agreed that the Clerk should request a construction plan to regulate working hours and access during the build.

e. 18/00807/FUL – 74 Lower Street

Members had no objections to this application.

18/055. Finance and Procedure

a. To agree invoices for payment

<u>Voucher</u>	<u>Payee</u>	<u>Details</u>	<u>VAT</u>	<u>Total Payment incl VAT</u>	<u>Budget Line</u>	<u>Cheque Number/BACS</u>
251	G Wright	Highways printing costs	£ 5.25	£ 29.99	Cllrs Expenses	BACS
252	SSDC	Pitch maintenance	£ 58.30	£ 349.80	Rec maintenance	BACS
253	All Play	50% Play & installation	£ 2,263.10	£13,578.60	Rec upgrade	BACS
254	All Play	50% Play & installation	£ 2,263.10	£13,578.60	Rec upgrade	BACS
255	J Searle	Pavilion cleaning contract	£ -	£ 62.00	Pavilion contract	BACS
256	EON	Electricity - pavilion	£ -	£ 48.35	Pavilion utilities	BACS
257	ARB Tree & Garden	Churchyard tree works #1	£ -	£ 780.00		BACS
258	ARB Tree & Garden	Churchyard tree works #2	£ -	£ 990.00		BACS
259	SLCC	Memberships	£ -	£ 147.00	Memberships	BACS
260	Staffing	Salary	£ -	£ 374.12	Staffing	BACS
		Mileage	£ -	£ 14.40	Mileage	BACS
		Office	£ -	£ 7.50	Office costs	BACS Total £396.02
261	Merriott Village Hall	Room hire (March mtg)	£ -	£ 12.00	Room hire	BACS
		Total VAT to reclaim	£ 4,589.75			
		TOTAL		£ 29,972.36		

All invoices were agreed for payment, with the exception of 253 and 254 which were held with the agreement that 253 would be paid after the balance of the order was delivered and installed, and 254 to be paid once the installation was signed off by the District Council.

Proposed: Cllr Shorting

Seconded: Cllr Paine

RESOLVED for payment

b. To note payments received

RECEIPTS 1st to 31st March 2018

<u>Receipt no</u>	<u>Date</u>	<u>Name</u>	<u>Payment for</u>	<u>Amount</u>	<u>Budget line</u>	<u>Ref</u>
144	07/03/2018	G Preston	Pavilion Hire	£ 30.00	Pavilion hire	BACS
145	23/03/2018	Merriott Bowls Club	Rent	£ 132.50	Bowls Club	100020

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TOTAL

£ 162.50

Noted.

c. To note any updates to the Risk Register (standing item)

The Clerk stated that following her recent GDPR training she would reflect the new penalties in the Risk Register.

Action: Clerk to amend Risk Register accordingly.

d. To note the addition of land at Clapperhay and Holwell to the Asset Register

This was noted, as was the itemisation of machinery in the groundsmans shed.

e. To note the 2017/18 End of Financial year report and Bank Reconciliation

Noted and no questions raised.

f. To consider a review of the 2018/19 Budget

A pre-circulated amended budget was considered. Changes had been made to reflect the known EOY carry-forward figure now it was known, and to accommodation bills from ARB for tree work that had been expected in the 17/18 financial year. These minor changes were accepted. Cllr Hall noted that some unclaimed s106 monies had also been identified.

18/056. Highways & Footpaths

a. To receive an update on the Small Improvements Scheme bid

No update was available.

b. To resolve a proposal to resurface Shiner's Lane

Cllr Hall stated that he had been made aware that potentially 50% grant funding would be available from Merriott Heritage Trust for this purpose. Members considered the conditions of various pathways and pavements in the village and this was referred to the Highways Working Party for further investigation.

c. To resolve a proposal to refurbish heritage road signs

Members felt that this was, in principle, a worthwhile project and Cllr Wright commented that he had identified every signpost in the Parish, including one that was mostly missing. Cllr Wright agreed to look into this further.

Actions: Cllr Ashton to send photo of Snail's Hill fingerpost to Cllr Wright. Cllr Wright to investigate procedure with Highways.

18/057. Recreation Ground/Pavilion

a. To receive the March inspection report

The March inspection report was received. Cllr Aslett agreed to undertake the April inspections.

Action: Clerk to copy Cllr Shorting's previous inspection to Cllr Aslett for information. Clerk to add a 'works to do' section to the template.

b. To receive an update regarding the water supply at the Pavilion/Bowling Club

Cllr Shorting reported that the updated quote from WW had been received and he would now approach the contractor for a revised pipework quotation

Action: Cllr Shorting to progress revised pipework quotation and letter to Bowling Club outlining plans. Clerk to copy last three water bills to Cllr Shorting.

c. To receive an update on play projects

Cllr Hall reported that the ground was currently too wet, and that the installation had been delayed accordingly.

d. To consider the SSDC Annual Playground Inspection and Assessment of Risk offer 2018

Members agreed to take advantage of this offer once again and that this should also be extended to include the gym equipment.

Action: Clerk to book in for the SSDC inspections.

e. To resolve proposal for final stage of Rec Upgrade

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Cllr Hall stated that he was now looking ahead to the final stage of the Rec Upgrade and planning the proposed sensory garden. He would be looking at prices for benches, tables and additional trees where required.

18/058. Amenities

a. To resolve a proposal for the community land at Shiremoor Hill

Members noted a detailed report circulated by Cllr Hall. It was agreed to arrange to meet Ben Goldsmith for ecology advice as soon as possible, preferably on site.

Action: Clerk to arrange meeting for Councillors with ecologist

18/059. Items for the next meeting

To be advised to the Clerk in advance of agenda publication.

- Defibrillator training
- Electric vehicles charging points at car park
- Fees and Charges review
- Housing Needs Survey results (if available)

18/060. Date and location of next meeting

The next meeting was confirmed for Monday 14th May 2018, 7pm, Blake Room, Merriott Village Hall.

The meeting finished at 9.20pm.