

ILTON PARISH COUNCIL

Minutes of the Ordinary Meeting of Ilton Parish Council held in Merryfield Hall on Tuesday 14th July 2015

2015/113 Attendance and Apologies

Those present:

Mr L Hart (Chair)
Mr D Amor (Vice Chair)
Mrs K Board
Mrs R Burt
Mr G Mackenzie-Green
Mrs P Matravers
Mr I Sherwood
Mr L Trahar
Mrs S Steele (District Councillor)
Mrs S Morley (Clerk)

Apologies

Mr D Mico
Mr C L Hardy (County Councillor)

In Attendance

6 members of the public

2015/114 Visitors and Public Voice

Future of the Pub

The owners of the village pub attended the meeting to explain their intention to apply for planning permission to build a number of houses in the area of the pub garden and part of the car park. The garden is currently not well used by customers and they would like to raise sufficient money to refurbish the pub by selling the land with planning permission to a developer. They hope the Parish Council will support their application. If the application is refused it will be difficult to keep the pub open. If development is approved the intention is to refurbish the pub and hopefully attract more customers to make it viable in the long term.

The Chairman pointed out that as there is currently no application the Council cannot formally vote or express its opinion until there is an application to consider. The Chairman also suggested the owners might like to conduct a door to door survey of village residents to see if they will support an application and if they would support the pub once it is improved. SSSDC would take into account support from the village.

Members of the public left the meeting at 8.00 p.m.

2015/115 Report by County Councillor

The County Councillor's report was circulated by email and there were some hard copies available. There were no questions by Councillors regarding the report.

2015/116 Minutes of meeting of the Parish Council held on Tuesday 9th June 2015

The minutes of the last Ordinary Meeting of the Parish Council were agreed and signed.

2015/117 Matters arising from the minutes and any subsequent action taken

Minute 2015/108(c) - Land by the Ford - No reply has been received to date from Parrett Internal Drainage Board regarding ownership / responsibility for land by the Ford.

2015/118 Highways

Speed Limit Reduction Cad Road - Highways have confirmed that the work should cost £2,000 and if the Parish Council are still willing to contribute 50% towards the cost, the work should be finished within 3 - 4 months. Councillors agreed to make the 50% contribution and the Clerk will inform Highways.

ACTION - The Clerk

2015/119 Brook Green

- (a) A table and two benches were knocked over and were found to be rotten and in need of repair. It may be possible to acquire new benches from the Barrington Base of the local school which is closing.

- (b) The dog bin has not been emptied again. The Clerk to inform SSDC.
ACTION - The Clerk
- (c) There is rubbish in the stream.
ACTION - Brook Green Officer
- (d) The bench from the Recreation Ground will be re-sited at Brook Green and set into concrete.
ACTION - Brook Green Officer

2015/120 Footpaths

The County Council are running an 'Adopt a Footpath' scheme to encourage local people to walk the footpaths and / or report problems and help keep the paths open. The parish PPLO will act as co-ordinator. SCC will supply any necessary equipment, training and insurance.

There have been no reports of any problems and some strimming has been done, probably by SCC's footpath team. There are no updates on the bristol gate along Cad Road.

2015/121 Cemetery / Churchyard

- (a) Councillors have walked around the Cemetery and Churchyard and no problems have been reported. Everything is looking nice.
- (b) Gravestone at Churchyard - The plinth of the leaning stone has been cleaned and re-cemented in position and is now safe.
- (c) Hedge at Cemetery - This was overgrown and has now been cut by the SSDC team and is looking good.
- (d) Fir Tree Stumps - SSDC have been asked for a quote for grinding the tree stumps.
- (e) Rubbish Bin at Cemetery - The new bin will be installed by Play UK.

2015/122 Recreation Ground

- (a) The latest Inspection Reports show nothing new or urgent. The basket ball net has been replaced.
- (b) The dog bins and bin beside the fence have not been emptied. The Clerk to inform SSDC.
ACTION - The Clerk
- (c) Councillors are looking at suppliers for picnic benches.
ACTION - Recreation Ground Officers
- (d) There are a few final things to be finished - the trim trail, the remaining seating, moving the bin away from the fence and siting it in a more prominent position. The BMX track will be considered once the landscape architect has drawn up plans for the new Recreation Field. The BMX track may be left in the Recreation Ground for the younger children and a new skate park built in the new Field.
- (e) The Vice Chairman will do the official opening of the refurbished Rec at the Playday on Saturday 15th August. An Olaf mascot has been arranged at a special rate for the village. The Vice Chairman will inform the newspapers. **ACTION - Vice Chairman**
The District Councillor will enquire about an ice-cream van.
ACTION - District Councillor
The Youth Club Officer will enquire about a hot dog stall.
ACTION - Youth Club Officer
The Clerk will obtain 12 metres of red ribbon.
ACTION - The Clerk

2015/123 Recreational Development / Playing Field

- (a) Transfer of land - The Warren Trust's solicitors raised concerns about a risk of "enlargement" of any lease over 299 years in length. This means that it could

undermine any restrictive covenants on a lease and allow the lessee (ie Ilton Parish Council) to claim freehold of the land and remove any restrict covenants that the land must be used for recreational purposes.

The solution offered by the Warren Trust, to give the Parish Council the security we require, was that the lease would contain a clause giving "a right to extend for a further 299 years" which would be at no cost and be in perpetuity for the next lease etc. This essentially means the lease could continue forever. This also avoids an alternative proposal, seen as risky by the Trust's solicitors, to charge the Council a 'rent' of say £500 for 999 years which could be interpreted as not being a market rent and therefore raise the possibility that enlargement could still happen. Also the Warren Trust wish to give the land to Ilton and do not wish to charge for it, however small.

The new terms have been discussed with SSDC legal advisors.

Councillors agreed that the new terms are acceptable and a renewable lease for 299 years seems a good solution.

- (b) Landscape architect - SSDC have advised that Ilton wait until the lease is signed before a landscape architect is engaged. Once the lease is signed Ilton Parish Council will receive £210,000 to spend on the field. The developer also has to pay a strategic element in the 106 agreement which will be some £40 - £50,000 which Ilton should be able to keep. The whole project is worth about £ ½ million. The timescale is in the hands of the solicitors.
- (c) Goal posts - one has been painted; the second one is to be done.

2015/124 Planning Applications

App No 15/02035/FUL
Description Additional car parking for use by existing businesses
Location Land South of Ilton Business Park, Main Street, Ilton

Application approved with conditions.

2015/125 Correspondence

- (a) Police Report and further note about shed break-ins.
- (b) Somerset Waste Partnership monthly briefing.
- (c) Free Planning training - further training on Thursday 24th September (power point slides of previous training emailed). Two Councillors wish to attend.
- (d) Nominations by 9th September 2015 are being sought for Gold Star Awards for a young person who is doing something special in the community.
- (e) Nominations by 4th September 2015 are being sought for Somerset County Council's Chairman's Awards for Service to the Community.
- (f) Nominations by 4th August 2015 are being sought for Neighbourhood Policing Awards - Best on the Beat.
- (g) Police & Crime Commissioner Newsletter.
- (h) Clerks and Councils Direct July issue.

2015/126 Grants

Cheque for £250 for Ilton Friendship Club drawn.

2015/127 Accounts

- (a) Balances at 30/6/15 - Treasurers Account = £37,574.88 / 30 Day Account = £597.13
- (b) Received £10,252.78 grant from SSDC for Recreation Ground refurbishment.
- (c) The following cheque was drawn before the meeting
000863 - £1,250.00 - R T Services for painting at the Recreation Ground, drawn on 1/7/15
- (d) The following cheques are to be drawn:
 - 000864 - £ 360.00 - Grant Thornton, Audit
 - 000865 - £ 320.00 - SSDC - extra Playday activities
 - 000866 - £ 8.98 - Admin expenses
 - 000867 - £ 155.42 - Salary July
 - 000868 - £ 155.42 - Salary August
 - 000869 - £ 250.00 - Ilton Friendship Club, grant towards Christmas meal
 - 000870 - £ 9.07 - Basket Ball Net

2015/128 Matters and items to report

- (a) Superfast Broadband, phase 2 is ongoing.
- (b) 'Have Your Say' consultation about Council Tax and benefits starts tomorrow.
- (c) Podgers Lane needs a street sign. The Planning Officer to contact SSDC and also to mention a replacement sign for Penny's Mead and the Isle Abbots sign off Cad Road.
ACTION - Planning Officer

2015/129 Next Ordinary Meeting of the Parish Council

The next ordinary meeting of the Parish Council will be on Tuesday 8th September 2015 at 7.30 p.m. at Merryfield Hall

The meeting finished at 9.20 p.m.

Lee Hart - Chairman