

STOKE ST MICHAEL PARISH COUNCIL

**PLEASE NOTE THESE ARE DRAFT MINUTES WHICH WILL BE CONSIDERED AT THE MEETING
ON 18TH OCTOBER 2018**

MINUTES OF THE MEETING HELD ON 6TH SEPTEMBER 2018

Present: Keith Holder (Chair), Anna Mearns, Sebastian Wolf, John McEntee, Kirsty Hayes, Kim Gibson, Bridget Banwell (Clerk), 2 members of the public

1. Apologies for absence

Apologies were received and accepted from John Johnston, Keith Hambly, Amanda Taylor, Philip Ham and Alan Townsend.

2. Declarations of interest

As the resident of the neighbouring property, Cllr Holder declared an interest in Item 7(1). As the resident of the neighbouring property, Cllr Mearns declared an interest in Items 7(2) and 7(3).

3. Public Session

Adrian Smith attended the meeting as representative to discuss planning applications 7(2) and 7(3) – Central Stores. He explained that the drawings accompanying the application for the barn now show the level of parking provided and that Highways will be looking to address concerns regarding access issues.

The owner of a neighbouring property explained that she was also speaking on behalf of another neighbour who was unable to attend the meeting. Concerns were raised in that a 2 storey building will obscure light. She added that Bourne House is very close to the windows of the proposed property. This would result in a loss of garden privacy which as present is not overlooked. She considered there would be less impact if the barn were to be extended as a single storey.

Issues were also raised regarding drainage and the culvert, which takes away water from a number of properties in the vicinity. There is a very large spring under the driveway of Bourne House and the plan, as shown, looks as if the building is on top of the culvert/spring and diverting drains could well result in flooding.

Traffic issues also need to be addressed. At present it is very difficult to exit from Bourne House and Highways need to consider how safety would be jeopardised with potentially 4 extra vehicles exiting onto the road.

This resident has made her objections known to MDC.

4. County & District Councillors' Reports – Cllr Townsend circulated his report prior to the meeting.

5. Minutes of the previous meeting

The Minutes of the meeting held on 19th July 2018 were agreed to be a true record and signed by the Chair.

PROPOSED BY: John McEntee **SECONDED BY:** Anna Mearns

AGREED UNANIMOUSLY

6. Minutes arising not on the Agenda

1. Item 17 – Access path from Sweetleaze: Clerk reported that she had instructed the contractors to cut this path. Cllr Holder commented that it has been left in a messy state.

7. Planning

Having declared an interest in Item 7(10), Cllr Holder left the meeting. Cllr Mearns stood in as Chair,

1. Application No. 2018/1866/HSE – 20 St Michaels Close, SSM – Ground floor side/rear extension, second storey added and garage replaced/enlarged
The PC objected to the previous application, which was subsequently withdrawn. The window over the stairs, which was overlooking neighbours, has now been obscured, but one window still has overlooking issues. The glass balcony is not in keeping. All existing properties in St Michaels Close are single storey and the VDS clearly states that buildings should be in keeping with the rest of the village.

There is also a vast amount of glazing overlooking Yellow Gate Field which has a footpath running through.

PC RECOMMENDS REFUSAL

PROPOSED BY: Sebastian Wolf **SECONDED BY:** Kirsty Hayes

AGREED UNANIMOUSLY

Cllr Holder returned to the meeting at 8.08pm. Having declared an interest in Items 7(2) and 7(3), Cllr Mearns left the meeting at 8.08pm

2. Application No. 2018/1912/FUL – Central Stores, Stoke Hill, SSM – Conversion and extension of barn to single dwelling (Resubmission)

The only new information seems to be the traffic survey which is unimpressive. The survey appears to be based on only 20 vehicles which is totally unrealistic. The PC supported the last application since it is the renovation of an existing building. It was agreed that, despite highway issues, the PC should recommend approval of this application, reiterating its previous comments to MDC.

PC RECOMMENDS APPROVAL

PROPOSED BY: Kim Gibson **SECONDED BY:** John McEntee

AGREED UNANIMOUSLY

3. Application No. 2018/1913/OTS – Central Stores, Stoke Hill, SSM – Outline planning for a single dwelling (Resubmission)

The PC recommended refusal of the previous application, which appears to be exactly the same as the resubmitted application. It was agreed that, due to the central village location, an outline application is not appropriate for such a prominent position and a full application would be able to be considered more closely. The PC still has the same concerns regarding highways, drainage, etc. and it was agreed that there are no mitigating circumstances to change the opinion of the PC.

PC RECOMMENDS REFUSAL

PROPOSED BY: Sebastian Wolf **SECONDED BY:** John McEntee

AGREED UNANIMOUSLY

Cllr Mearns returned to the meeting at 8.15pm. 2 members of the public left the meeting.

8. Playing Field

Pavilion/Football Club

1. Clerk will contact Hannah Snow to request payment of £15 after each match. Cllr Gibson will ask her husband whether the electricity can be put on a time switch.
2. 2018 Annual Inspection: The nut underneath the hedgehog is loose which is a pinching risk.
3. Tennis Court: It would cost a huge amount of money to restore the tennis court, but it was agreed it would be a wasted opportunity of a resource if left as it is.

Millennium Wood

9. The Working Party will meet on 8th September at 2.00pm. Clerk will contact Simon Dyke to cut the grass.

Defibrillator

10. It was suggested that a future training day should be arranged. It was agreed that this item be removed from the agenda.

Silting of rivers

11. In the absence of Cllr Hambly, this will be discussed at the next meeting.

Pedestrian Road Safety Enhancement Scheme

12. 1. Cllr Mearns has talked to Cllr Ham regarding the small improvement scheme. It would appear that all highways expenditure, except emergency work, has been frozen. Various strategy meetings are being held, but nothing is moving forward at present. The alternative would be to agree a low cost scheme and seek funding once costs have been agreed.
2. Mill Lane: It would appear that the new signage is working. It was agreed that this item should be removed from the agenda.

13. Traffic speeds at Church Street, Tower Hill and Coalpit Lane

A Traffic Engineer from SCC has emailed the Clerk to say that the PC's concerns have been noted and they will arrange for speed readings to be taken to gain an understanding of the issues raised. They do however say that there have been no injury collisions in these locations during the last 5 years. PC discussed having advisory 20mph signs. These cannot be enforced, but could at least make people aware that they are approaching a school. The best deterrent would be the presence of a police bike with a camera. The new PCSO is on leave at present, but Clerk will invite her to the next meeting.

14. Constitution of War Memorial Hall Committee – Nomination of one member of the PC to the Management Committee

Cllr Holder explained that the nominated parish councillor would attend meetings as a charity trustee committee member, not as a parish councillor. Cllr McEntee agreed to join the Management Committee. He will step down if another parish councillor wishes to take on the role.

15. Repairs to Bus Shelter

Cllr McEntee has taken measurements and will order the Perspex. He will need help fitting it.

16. Replacement bench in the Millennium Garden

Cllr Taylor has purchased the new bench. It will need a couple of coats of oil before being sited and secured to the ground. Clerk will find out who secured the new bench in the Burial Ground. It was agreed the bench should be put in a better location. The timber on the bridge is very wobbly and some parts have rotted away. This will be discussed at the next meeting.

17. Finance

1. Bank balances: Current A/C £34,926.22 Reserve A/C £50.43

2. Cheques for authorisation:

Fae Clements – Website management – Inv 023

A Brooks – BG Clerk's salary – Sept Qrt

M Butcher – Lychgate cleaning – Sept Qrt

B Banwell – Clerk's salary – Sept Qrt

B Banwell – Admin exp. – Sept Qrt

Phil Colbourne Ltd – Work on pavilion

J Johnston – Reimbursement for materials for pavilion

Amanda Clements Advertising – Reimbursement for new bench

Somerset Playing Fields' Association – 2018 Annual Inspection Report

Unit Glass Ltd – Pavilion glazing

Primrose Garden Maintenance Ltd – Grass cutting – Inv 3904/4070

Primrose Garden Maintenance Ltd – PF grass cutting – Inv 4009/4071

PROPOSED BY: Anna Mearns **SECONDED BY:** John McEntee

AGREED UNANIMOUSLY

18. List of payments over £100

The list was circulated at the meeting.

19. Correspondence

1. Email from Teresa Taylor-Wolf regarding PC supprt/grants for the Memorial Hall. This email arrived on the morning of the meeting and therefore could not be included as an agenda item.

2. Email from Teresa Taylor-Wolf requesting that the PC should pay the Toddler group direct for the hall rental, since there are insurance concerns if the PC pays the rental direct to the Hall. It was agreed that the Clerk should reply to Teresa inviting her to the next PC meeting to discuss the above issues.

3. Email from MDC offering Community Connector training in the Mendip Area. Clerk will reply saying that the PC are not interested at the present time.

4. CCS training on 26th September – No PC's will be attending.

5. Clerk has received an email from the contractors who empty dog/litter bins to say that the bin in the play area needs replacing. Clerk will get some prices.

20. Matters to report/Items for next Agenda

- PCSO
- Location of new bench
- Rotting timber at the bridge
- Memorial Hall matters

21.

Management Committees

The PC considered this at length with a view to forming an action plan.

Meeting closed at 10.02pm

Signed _____ **Dated** _____