

## STOKE ST MICHAEL PARISH COUNCIL

### MINUTES OF MEETING HELD ON 12<sup>TH</sup> APRIL 2018

**Present:** Anna Mearns (Chair for the meeting), Keith Hambly, Sebastian Wolf, John Johnston, John McEntee, Amanda Taylor, Kirsty Hayes, Alan Townsend, Bridget Barwell (Clerk), 10 members of the public

#### 1. **Apologies for absence**

Apologies were received and accepted from Keith Holder and Philip Ham.

#### 2. **Declarations of interest** - None

#### 3. **Public Session**

(1) Lee Wright, the Agent for planning application Item 7(3), explained that the barn in question was not part of Warren Farm, but had been purchased by the Applicant because his existing business premises are too small. The following issues were raised by members of the public:

- The increase in traffic has not been addressed. Tadhill Lane is extremely narrow and an increase in traffic would be dangerous, especially to pedestrians.
- The barn is brand new and has never been used for agricultural purposes so change of use to make this into an industrial unit does not apply.

Mr Wright said he believes that the application complies with DP22. With regard to traffic increase he said that only small commercial vehicles and people placing orders would visit the premises, which would not cause a significant increase in traffic.

*2 members of the public left at 7.40pm*

(2) Hannah Snow was in attendance to discuss the football club. Hannah explained that the football club would need to fund raise if the PC decides to impose fees. She said the club has been using the pavilion for many years and has paid for many things during that time, including a new boiler. Hannah agreed to let the PC know the total of the football club contributions.

(3) The owners of Spice Cottage explained that the noise from larger parties in the Hall is becoming very intrusive, sometimes causing their house to vibrate. They said that very few people stick to the time limit and added that the New Year's party finished at 4.00am. The door also bangs very loudly when people continuously go outside to smoke. It was agreed that the Clerk should contact the Hall Committee to ask whether the door has a slow release. She will also ask that the curfew be enforced and that people should be asked to use the back door to smoke at the rear of the hall.

#### 4. **County & District Councillors' Reports**

Cllr Townsend talked about MDC's strategy in community property investments and said that two investments in Chepstow and Swindon are already secure and running successfully. He explained that the object is to maintain solid low-risk income and safe long-term investments.

Cllr Townsend said that MDC is hoping the Shepton Mallet library will be re-located at the MDC site.

#### 5. **Minutes of previous meetings**

The wording of Item 8(1) had been amended and the Minutes of the meeting held on 22<sup>nd</sup> February were agreed to be a true record and signed by Cllr Mearns.

**PROPOSED BY:** Amanda Taylor      **SECONDED BY:** John Johnston

The Minutes of the additional meeting held on 5<sup>th</sup> April were agreed to be a true record and signed by Cllr Mearns.

**PROPOSED BY:** Sebastian Wolf      **SECONDED BY:** Keith Hambly

**AGREED UNANIMOUSLY**

#### 6. **Matters arising not covered on the Agenda** – None.

## 7. **Planning**

1. Application No. 2018/0807/NMA – Cookswood Quarry, Bector Lane, SSM – Application to vary Condition 5 (occupation for holiday purposes only) of planning approval 067818/010 (for development of a holiday retreat) to enable occupation by the same persons for more than 28 days in any calendar year

Cllr Wolf explained that the previous application had been withdrawn on the advice of the planning officer. The PC has not been consulted on the current application, but it was proposed that our previous comments should be re-submitted.

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

2. Application No. 2018/0500/FUL – 1-2 East End, Tadhill Lane, SSM – Demolish derelict extension and re-build new

The PC considered that this was a modest extension, well within the size constraints and, being in matching stone, was in keeping with the existing building.

**PC RECOMMENDS APPROVAL**

**PROPOSED BY:** Sebastian Wolf      **SECONDED BY:** Keith Hambly

**AGREED UNANIMOUSLY**

3. Application No. 2018/0631/FUL – Land and barn North West of Warren Farm, Tadhill Lane, SSM – Change of use of site from agricultural to Use Class B2 (General Industrial Planning Use Class) for the manufacturing of cast stone products. Extension and alteration of existing steel framed agricultural storage building to workshop, offices and ancillary welfare facilities and new vehicular access

This is a new building which has never been used for agricultural purposes and therefore cannot be considered to be a change of use. Several residents have approached Cllr Taylor with concerns about the application. PC believes that the application is not in the spirit of PD22, which states that it should not promote use not appropriate to the location. PC also considered that the road was totally unsuitable; the road surface is very poor and is only suitable for single lane traffic. DP22 1(b) of the Local Plan states that the re-use of conversion of a building in the countryside will be supported if it does not have an adverse impact on the traffic network.

**PC RECOMMENDS REFUSAL**

**PROPOSED BY:** Keith Hambly      **SECONDED BY:** John McEntee

**IN FAVOUR:** 6    **ABSTENTIONS:** 1

Cllr Taylor agreed to email Philip Higginbottom from SCC before seeking advice from MDC on DP22.

*5 members of the public left at 8.30pm*

## 8. **Annual Review of Parochial Church Cemetery Fees**

The Burial Clerk has prepared an up to date table of cemetery fees. It was proposed that these be approved.

**PROPOSED BY:** Amanda Taylor      **SECONDED BY:** John Johnston

**AGREED UNANIMOUSLY**

## 9. **Playing Field**

1. Pavilion/Football Club

Cllr Johnston has ordered the acrylic panes for 2 new windows, which Gary Hayes has kindly agreed to install. The Wainwrights' Trustees will pay for the removal of the asbestos roofing and replace. PC agreed on a colour.

Cllr Johnston said that as many people as possible should be encouraged to use the pavilion and playing field. Cllr Taylor has put in an application to the Big Lottery for £3,500, on behalf of the SMM Community Events Group, to hold an inaugural event at the playing field.

Clerk confirmed that she has arranged insurance cover for the pavilion.

2. Safety issues arising from Annual Inspection Report

The concrete bases for the 2 climbing figures are exposed and needs cutting down. Cllr Johnston will contact Cllr Gibson about the horse mats as previously discussed. He will order new play bark for the main play park. Cllr Taylor will talk to the odd job man about the slabs, filling in and turfing the gate area and also the bin which needs attention.

*2 members of the public left at 9.45pm*

## 10. **Millennium Wood**

Clerk confirmed that the site is covered by the PC's existing public liability insurance. Cllr Taylor said that the plan of the site has been submitted to Rural Payments, but this has to

be digitally put on the website before it can be processed. Cllr Mearns will contact Simon Clark for advice on what needs to be done next.

**11. Defibrillator**

The box is on order and once this has arrived the defibrillator can be installed. Training will then be organised.

**12. Silting of Rivers – Report from Working Party**

Cllr Hambly said there are issues with erosion at the central pier of the bridge. He has reported the matter to Highways.

**13. 1. Pedestrian Road Safety Enhancement Scheme**

Cllr Mearns has heard nothing further from SCC. There are large potholes on the road from Mendip Road to Stoke Hill. Cllr Townsend agreed to take this matter up with Highways.

**2. Mill Lane – Unofficial Signage**

Cllr Taylor had circulated images prior to the meeting. It was agreed that the red signs appeared more official and that Cllr Taylor should go ahead and order.

**PROPOSED BY:** John Johnston     **SECONDED BY:** Sebastian Wolf  
**AGREED UNANIMOUSLY**

**14. Repairs to Bus Shelter**

Clerk confirmed that the cost of repairs was covered by the PC's insurance. She is currently obtaining 2 quotes for the insurers. The cover is subject to an excess of £125.00.

**15. Finance**

1. Bank Balances: Current A/C £4,699.79   Reserve A/C £15,005.52

2. Cheques for authorisation:

Fae Clements – Website maintenance

A Brooks – BG Clerk's salary – Mar Qrt

M Butcher – Lychgate cleaning – Mar Qrt

B Banwell – Clerk's salary – Mar Qrt

B Banwell – Admin expenses

MDC – Hire of garden waste bin

D Barron – Pest control

Somerset Playing Fields' Association – Membership fee

Primrose Garden Maintenance – Grass cutting – Inv 3607

Primrose Garden Maintenance – PF Grass cutting – Inv 3551

Aon UK Ltd – Pavilion insurance cover

EDF Energy Ltd – Parish lighting

**PROPOSED BY:** John Johnston     **SECONDED BY:** John McEntee

**AGREED UNANIMOUSLY**

3. Transfer of funds – Cllr Johnston will transfer funds to the current account, leaving the sum of £50 in the reserve account.

**16. Correspondence**

Emails circulated to PCs prior to the meeting.

**17. Matters to report/Items for next Agenda**

1. There is a huge amount of litter on the grass verges outside Wainwrights. Clerk will contact the quarry.

2. Cllr Johnston's wooden bench is still being used in the Lychgate garden. Cllr Taylor will visit Valley Sawmills to get prices for a hardwood, industrial strength bench.

**18. Date of next meeting:** Annual Meeting – Thursday 10<sup>th</sup> May at 7.00pm in the Memorial Hall followed by Parish Council meeting at 7.30pm.

Signed \_\_\_\_\_

Dated \_\_\_\_\_