

KINGSTON SEYMOUR PARISH COUNCIL

Minutes of a meeting of Kingston Seymour Parish Council on Tuesday 8th July 2014 at 7.30pm in the meeting room, Village Hall

Declarations of Interest: None

Public Participation Time: None

Present:

Councillors Mike Sewell (Chairman), Paul Cox, John Harris (from 8.15), Pete Harris, Bryan Thomas and Mike Wallis. Leonie Allday, Clerk

In attendance:

NS Councillor Jill Iles (from 8pm); Carolyn Hills, Parish Council Liaison Officer; PCSO Cathryn Turner and trainee colleague (from 8pm)

1. Apologies for absence

NS Councillor Tony Moulin

2. Minutes of meetings of 12th May 2014 (annual and regular)

The minutes were agreed to be true records of the meetings and were duly signed by the Chairman.

3. Community Resilience and Police Report

These items were taken at a later stage in the meeting when CT and JH had arrived.

(i) Police Report

CT reported that there had been 8 reported crimes in the last 3 months and listed their nature, which varied. MW commented that these did not seem to include a report that he had made concerning a bogus telephone call. CT said that she would look into this.

Action: CT

(ii) Property level flood protection (PLP)

- JH reported in his capacity as a member of the SW Regional Flood and Coastal Defence Committee. The EA was heavily involved in sponsoring PLP schemes which are Government-funded up to £9600 per property (to include fees and costs), with the home-owner required to fund 25% of the total in certain cases (eg rented and small business properties).
- It would be necessary to put together a scheme to which a number of households would agree to sign up. Despite the forthcoming work on the flood defences, the 1981 floods would be sufficient justification for the EA to support it, and it might mean a reduction in insurance premiums for those who took up the opportunity to install flood protection devices. JH reported that funds were committed up

to 2017 but that it was still possible to register an interest in the longer term; there were eligibility criteria but registration would not commit the Council or community.

- It was proposed (PC, seconded BT) and unanimously agreed that the Clerk should register the community's interest. It was also agreed that it would be useful to invite someone from the EA to present the scheme to the next Annual Parish Meeting.

Action : Clerk

4. Infrastructure

(i) Roads and footpaths

- Condition of far end of Ham Lane – It was noted that planings were to be rolled in imminently.
- Pots on verges – It was noted that despite a strongly –worded plea in the last magazine, there had been no real change in the situation. It was agreed that the Clerk would give parishioners a final reminder of the legal situation; the matter would then be deemed closed.

Action: Clerk

- Works to motorway bridge – The Clerk reported that these were now scheduled for Jan / Feb 2015
- It was noted that many potholes still remained and that a footpath off Middle Lane was overgrown. PC would continue to press for action on the potholes and would check the footpath and take any necessary action.

Action: PC

(ii) Registration of land at Triangle as Commons

The Clerk reported that as far as she knew no progress had been made.

Action: FM / Clerk

(iii) Refurbishment and painting of phone box

MS reported that this was still outstanding

Action: MS, PH

(iv) Broadband

The Clerk reported that the questionnaire analysis had been completed and the meeting with Liam Fox MP arranged for 11 July. The Chairman would accompany her. The matter had become even more urgent in the light of recent and forthcoming proposals for hundreds of new houses at North End.

Action: MS, Clerk

(v) Free trees

It was not known whether there had been any progress.

Action: FM

5. Services

(i) Website

- There was no report from the web manager.
- With regard to her replacement, the Chairman reported that he had received one application, from Sylvia Stokes. In her letter, she had addressed all the requirements to his satisfaction and he was happy to recommend to the Council that she be appointed. This was proposed (PH, seconded PC) and unanimously agreed. The Chairman would contact her and the Clerk would draw up a contract. She would also ask RS to arrange a handover.

Action: Chairman, Clerk

(ii) Possible second defibrillator

The Clerk reported that she was awaiting response from the SW Ambulance Trust. She would report any developments to the Council.

Action: Clerk

6. Finance

(i) Routine payments

The Clerk reported that the balance on the current account and per cash book was £4737.92. No monies had been received since the last meeting and no cheques issued, although the PAYE (a nil return) had been processed. Payments were due as follows:

- Parish of Yatton Moor £400 (churchyard maintenance grant);
- Grant Thornton £120.00 (external audit fee); Clerk £367.25 x 2 = £734.50 (salary May and June);
- HMRC (£0 - no PAYE demanded);
- Rebecca Stockwell £96 (web manager remuneration 8 weeks to 6 July);
- Clerk £13.90 (expenses).

The balance on the Business Reserve Account was £3624.25. It was proposed (PH, seconded BT) and unanimously agreed that the above payments should be made.

Action: Clerk

(ii) External Audit Report

The Clerk reported that she had received this and that there were no qualifications. The auditor had made a comment not affecting his audit opinion about the valuation of assets and she would be taking further advice on this from ALCA.

Action: Clerk

7. Planning

(i) Update on planning applications previously considered:

The Clerk reported as follows:

- Car park and field track Mud Lane – withdrawn. A new application was anticipated but not until the works to the flood defences had been completed. (This item would be discharged in the meantime.)
- Listed Building Application Yew Tree Farm – replacement of PVCu windows with timber – consent had been granted.
- Planning / Listed Building applications The Dairy House and Long Croft, Yew Tree Lane – it was understood that amended plans had been submitted and would shortly be available to view on the NSC website
- Land at Yeo Wood Farm – bar and agricultural worker's dwelling - both applications had been withdrawn.
- Proposed housing development at Arnolds Way

The Clerk had attended the site inspection and briefing and had raised the Council's various concerns. The application was due to be determined at Planning & Regulatory committee the next day; she would not be able to speak as a Yatton councillor had asked to do so but had written to all members of the committee.

Jl explained that Members were in a very difficult position as refusal would trigger an appeal by the developer; in the absence of an adopted Core Strategy and approved 5 year housing land supply this would certainly be upheld. NSC would then lose not only its control over Conditions and the Section 106 agreement, but also the Government New Homes Bonus. She and Councillor Tall would speak against the application on the basis that Policy CS32 (development outside settlement boundaries to be small in scale and supported by the local community) should still carry due weight, and would raise all the concerns expressed by both Yatton and Kingston Seymour Parish Councils, but she feared that it would be in vain. The best that could realistically be expected was a robust Section 106 agreement and set of conditions.

The Clerk added that at present neither the draft Conditions nor the Section 106 Heads of Terms contained any reference to Broadband. However, both the planning officer and the developer had appeared to take on board the concerns expressed and she was cautiously hopeful that there might be some movement on this.

A meeting had been arranged by Local Members with Liam Fox MP (Friday 18 July) concerning this and other proposed developments known to be coming forward and he was well aware of the Broadband issue.

In the meantime there would be a public exhibition the following Friday (11th July) of the intended proposals of Hallam Homes for 170 homes on a site on the other side of the Arnolds Way roundabout, to which she would go. Jl said that she would also be attending.

(ii) Update on alleged breaches of regulations / compliance / enforcement / appeals

None.

(iii) National Grid Hinkley C Connection

National Grid had written to interested parties along the proposed route of the project making available all the relevant plans and documents and asking for representations (direct to the Planning Inspectorate) by 26th August. The Clerk would pass the information to PH for his scrutiny.

It was noted that a notice had been put up in Lampley Road asking for anyone with an interest in the unregistered drove on Plot No D388 (adjacent to the field owned by Roger Fortune) to write to the National Grid. The ownership, if any, was unclear; most councillors supported a proposal (JH, seconded PH) and carried by 5 votes to 1 that the Clerk should write to the NG requesting them to deal directly with the Parish Council if no other party claimed ownership of the land.

Action: PH, Clerk

(iv) Proposed Abolition of Area Committees and Parish Voice

Jl confirmed that Area Committee had been abolished although at present only for a trial period; Parish Voice would now be held before Planning & Regulatory Committee. The revamped P&R Committee would be politically balanced, would have an even split of urban and rural Members, and substitutes would be permitted to ensure that local members with an interest in particular agenda items could attend.

8. Consultations:

DECC Consultation on Underground Drilling Access (Payment for Access)

NALC had asked for comments from local councils on this consultation as they proposed to suggest (i) that parish councils would be the most appropriate “relevant community body” to receive any payment due from the operator in return for the right of access (ii) that local councils should be notified where underground drilling applications are submitted for land within their boundaries as they can best represent residents’ views in such cases. It was agreed that the Clerk should write expressing the Council’s support for these views.

Action: Clerk

9. Reports of other meetings and in-service events attended by councillors / clerk:

- NSC Development Management - Parish Workshop 14 May – BT & JH had attended and found it useful; the papers would be circulated. The workshop had included information about the new planning website; the Chairman commented that he had found it impossible to access from a tablet device. CH said that she would look into this.

Action: CH

- Community Resilience workshop 14 May – JH had attended. He reported that Weston-super-Mare and Clevedon had now signed up; amongst the smaller parishes that had signed up, Kingston Seymour was

lagging behind somewhat. The Clerk said that she would try to make some progress on the paperwork for the Community Emergency Response Plan over the summer.

Action: Clerk

- ALCA North Somerset Group AGM, 12 June – the Chairman had attended; much of the discussion had concerned the proposed abolition of Area Committees, which was strongly opposed.
- PCAA meeting 24 June – JH had been unable to attend

10. Forthcoming meetings and events:

The following Community Resilience workshops had been advertised:

- 17 July 7pm, Castlewood – Website development, social media
- 25 September 7pm, Town Hall – partnership working (MS would attend)
- 8 September, time tbc, Castlewood Flood Resilience Seminar (NSC / EA / IDB / Wessex Water)(JH would attend).

JH / MS asked for Community Resilience to be an agenda item at a future meeting as he was concerned that it did not have the necessary commitment from the Council at present. He had chaired the Local Action Team whilst he had been chairman of the Council and this also needed to be reviewed. Since two councillors would be absent from the September meeting, it was agreed that the Clerk would schedule this item for November.

11. Correspondence & Information

Councillors were reminded of the need to circulate the information file quickly. Recent files have not got back to the Clerk for a long time; if a file was held by one councillor for too long the information it contained would be likely to be very out of date.

Action: all

12. Members' Concerns

The Chairman said that he felt that the way in which alleged breaches of planning regulations or conditions were brought to the Council needed review, in order to ensure that the Council was dealing with matters in an even-handed way. He suggested that this be put on the agenda for a future meeting and this was agreed. He would discuss the precise timing with the Clerk.

Action: MS, Clerk

The meeting closed at 9.40pm

Date of next meeting: Thursday 13th November 2014