

WIVELISCOMBE PARISH COUNCIL

MINUTES of the Meeting of the Parish Council held on MONDAY 14th JANUARY 2008 at 7.00 pm in the Community Centre.

1. PRESENT

D Luxton (Chairman), B Collingridge, R Matcham, A Somerfield, J Ollerenshaw, B Wilson, H Farrington, P Langdon, B Whitman, C Cridland, P Parker, Mesdames L Bedding, B Boyland, R N V Hewitt (Clerk), T Parker (Press Officer) The meeting was also attended by four representatives from Gadd Homes and Concensus Planning Consultants, and various members of the public.

2. APOLOGIES

Apologies were received from P Berman, R Adams, Mesdames M Whitmarsh and S Fairfax.

3. MINUTES

The Minutes of the meeting held on Monday 10th December 2007 having been circulated were agreed as a correct record.

4. PRE-PLANNING CONSULTATION – LAND AT STYLE ROAD

Mark Crosby spoke on behalf of Concensus Planning Consultants acting for Gadd Homes in respect of land at Style Road which has been designated as a housing site in the Local Plan and explained that this was a pre-planning consultation as required by new statute. Neighbour and wider community consultations were also planned. Mike Newman from Gadd Homes presented the initial draft proposals for developing the site which involved 80 – 90 new dwellings of which 30 would be affordable houses (50% to rent and 50% shared equity, mainly 1- 3 bedrooms) and an improved road structure as well as open recreational space. It would seem that houses cannot be built within 150m of the sewerage works but Gadd Homes have been approached by the local doctor's practice and are exploring whether a doctor's surgery could be positioned at the rear of the development. The architect, Trevor Williams, from Focus Design in Bristol, answered various questions from Councillors relating to the design and layout of the estate and various matters were raised including the possibility of allotments on the open land and concern about loss of parking in Style Road, and a shortage of parking on the estate due to the current Taunton Deane policy requiring only one and a half parking spaces per dwelling.

5. MATTERS ARISING

Allotments Risk Assessment – The Clerk reminded Councillors that at the last meeting a draft risk assessment had been circulated with the agenda and following that meeting had been passed on to several Councillors for further comment. The Clerk asked whether the Parish Council were now willing to formally adopt the allotment risk assessment policy and Bryn Wilson proposed that the policy be adopted which was seconded by Ralph Matcham and a vote was taken with the motion being carried. It was agreed that Bryn Wilson would liaise with the Clerk in order to produce a fair copy of the policy document for the Parish Council's records. It was agreed the Clerk would send a copy of the allotment rules to Bryn Wilson so these could be taken into account in finalising the risk assessment policy.

Alcohol Prohibition Order - The Clerk reported that a meeting had been programmed with Scott Weetch of Taunton Deane Borough Council to take place on 19th January 2008 at 10.30 am at the Community Office. It was agreed a sub-committee would be established to attend the meeting and make recommendations to the full Parish Council in due course. It was also agreed the sub-committee will comprise the Chairman, together with Brian Collingridge, Colin Cridland, Brenda Boyland and Adrian Somerfield.

Consolidated Charities – The Parish Council had been invited to nominate a new Trustee for the Consolidated Charities and after discussion it was agreed the Parish Council’s nomination would be Brenda Boyland.

North Street Parking Restrictions – It was agreed that the Clerk would contact Ian Titcombe at Somerset Highways to ascertain when the yellow lines would be painted near the Primary School.

Wyndhams – Brian Collingridge reported that the tenants at Wyndhams had made him aware of a problem with parking in the estate’s service road which was causing problems for refuse collections etc., and it was agreed the Clerk would refer the matter to Highways and liaise with Brian Collingridge and Mary Whitmarsh as appropriate.

Parking Sub-committee – Bill Whitman reminded Councillors that the minutes of the last parking sub-committee meeting had been circulated with the agenda but were subject to one typing error. It was agreed the issue of parking restrictions would be discussed at the next Parish Council meeting with a view to compiling a list of areas to be inspected with Ian Titcombe from County Council Highways.

South Street Traffic Congestion – The Clerk read an email from Ian Titcombe confirming that an independent safety review would be carried out to consider what can be done to help with the problems caused by school traffic and coaches.

West Street – The Clerk read a letter from Somerset County Council Highways reiterating that the proposal for West Street to become one way was acceptable in principle but would have to meet the criteria set out under the Local Transport Plan before it can be taken forward, and was currently pending with 600 similar requests received across the county.

Wiveliscombe Scouts – The Clerk read a short letter from the scouts expressing their gratitude for the Precept Grant awarded for the financial year 2008/9.

Emergency Planning – Bryn Wilson reported that he had attended an Emergency Planning Seminar with Brian Collingridge at Hestercombe and it was agreed that the Parish Council should form some form of emergency plan. It was further agreed that a sub-committee would be formed to look into this and will comprise the Chairman, Vice-Chairman, Bryn Wilson, Colin Cridland and Peter Parker and they would be asked by the Parish Council to work up a draft emergency plan with appropriate policies including financial consideration.

6. PLANNING

The Clerk reported that TDBC had approved the following applications:-

49/2007/059 Maundown Water Treatment Works, Langley Marsh, Wiveliscombe: Alterations to planning consent 49/2006/016, extension to sludge building, additional kiosks, hardstanding for emergency equipment, vents and main treatment building.

49/2007/060 The Old Coach House, Culverhay Farm, Wiveliscombe: Erection of porch extension.

49/2007/061LB The Old Coach House, Culverhay Farm, Wiveliscombe: Erection of porch extension.

49/2007/062 Dene View, West Road, Wiveliscombe: Retention of change of use of agricultural land to domestic garden.

49/2007/065 5 Richard Beadon Close, Wiveliscombe: Erection of single storey infill extension.

49/2007/066 25A North Street, Wiveliscombe: Change of use of office to retail shop and office.

49/2007/069 1 Croft Cottage, West Street, Wiveliscombe: Change of use from dwelling to office use (radio studio).

49/2007/071 White Hart Hotel, Wiveliscombe: Reconfiguration of vehicle entrance, provision of beer garden and smoking shelter, alterations to store building forming an external servery.

The Clerk reported that the following applications had been received:-

49/2007/074 3 Silver Street, Wiveliscombe: Change of use from office to restaurant and take away – *The Clerk presented the details of this application to the Parish Council and was followed by an overview of the objections which had been received presented by Brian Collingridge, and primarily centring on issues relating to traffic congestion (the premises are at a pinch point in Silver Street), waste management, health and safety issues, and generally a theme that the idea of an Indian restaurant/take away was a good idea but these premises were in the wrong location. The applicant spoke in favour of the application and explained that deliveries would be minimised and where possible they would use existing traders to tie in with current local deliveries in the town. There had been no problems to date with the existing business and the proposed opening hours for the new restaurant/take away would be 11.00 am – 10.00 pm Tuesday to Saturday. The Parish Council also heard from various members of the public both in support and against the proposal, and from the immediate neighbour who was clearly concerned about living alongside and above a restaurant/take away. After some discussion Councillor Ralph Matcham proposed that the Parish Council should support the application and this was seconded by Councillor John Ollerenshaw. A vote was taken with 9 Councillors in favour of the application, 2 against and 1 abstention.*

49/2007/075 Kingsmead, Jews Lane, Wiveliscombe: Conversion of outbuildings to dwelling (amended scheme to 49/2006/066) – *Parish Councillors recalled the earlier application and decided that they had no further comments to make.*

49/2007/076 24 Silver Street, Wiveliscombe: Redevelopment of shop and storage/garage to form dwelling with replacement shop front – *Parish Councillors were somewhat confused by this application and they recalled only recently consulting on an application for works at this property. Various members of the public were able to clarify that there had been a problem with demolition and planning enforcement, and that this application had been submitted by the new owners of the property in order to remedy the matter. The Parish Council heard various representations from local residents and on reflection decided that whilst they had supported the earlier application (February 2007) this had involved the retention of many existing features and that the degree of re-building now proposed involved the loss of character, stone elevations and cobbles of a building in a conservation area. Bill Whitman recalled that the Local Conservation Area Review favoured the retention of vernacular features including shop fronts where they could be retained. It was noted by the Parish Council that the building was not listed but demolition of a building in a conservation area requires consent from the District Authority. For these reasons it was agreed that the Parish Council would object to the planning application.*

49/2007/077 Candletrees, Jews Farm, Maundown, Wiveliscombe: Construction of agricultural access (retrospective) – *The Parish Council had no comments to make.*

49/2007/079 North Rodden Farm, Maundown, Wiveliscombe: Retention of summerhouse and change of use from pasture paddock land to domestic cartilage – *The Parish Council discussed the detail of the application and it was agreed that it should be supported.*

49/2007/078 Land adjacent to 1 Coopers Heights, Wiveliscombe: Erection of two town houses – *Brian Collingridge explained that he had visited the site and noted that part of the land was said to be in the ownership of the brewery, following which he had discussions with staff at the brewery which had led to receipt of a letter from Ashfords Solicitors setting out their objections to the proposal. Further discussion followed and it was agreed that the Parish Council would object on the basis that the site involved encroachment and incompatible use with the adjacent business area, poor design, and concern about the stability of the proposed embankment.*

The Clerk reported that TDBC had refused the following applications:-
49/2007/046 7 & 9 Silver Street, Wiveliscombe: Conversion of coach house into residential unit and additional map storage and study area.
49/2007/047LB 7 & 9 Silver Street, Wiveliscombe: Alterations to convert coach house into residential unit and additional map storage and study area.
49/2007/070 1 Plain Pond, Wiveliscombe: Erection of dwelling to the rear.

The following items were noted:-

49/2007/067 Western Power Distribution.

49/2007/063 Erection of building to accommodate children's centre, plus provision of access and 6 car parking spaces at land off Croft Way, Wiveliscombe: (Variation of condition 10 of planning permission relating to timing of details for provision of zebra crossing).

7. CORRESPONDENCE

Wiveliscombe Community Centre – The Clerk reported he had received a request for the Parish Council to appoint a representative to the Community Centre Management Committee and after discussion it was agreed that this would be Peter Langdon.

Community Woodland Initiative – The Clerk reported that he had received various details of a community woodland project and it was agreed this would be passed on to Councillor Bill Whitman so that the matter could be fully researched and reported back to the Parish Council in due course.

Speed Review B3227 – The Clerk read a letter from Jeremy Browne MP who had received a response from Somerset County Council advising that the review of speed limits on 'A' and 'B' roads would be implemented by 2011. It was agreed the Clerk would forward a copy of the correspondence to Peter Berman.

8. PCSO'S REPORT

Regrettably Police representatives were unable to attend the meeting.

9. ACCOUNTS

The Clerk reminded Councillors that he had received an invoice for bins recently installed in the town which further to the last meeting he was withholding payment until the leader of Taunton Deane had responded to the Parish Council as to whether they should pay for these bins or not. It was agreed that the invoice should remain unpaid and the Clerk would chase the matter up with Ross Henley.

Wiveliscombe Community Centre (Hire)	£64.00
Replicated Solutions (Website)	£205.63
Mr C Heard (Jubilee Gardens)	£48.00
P Smith Agricultural Services (Bin)	£29.38

10. WIVELISCOMBE AREA PARTNERSHIP REPORT

Brian Collingridge reported that the Allenslade Housing Development was proceeding well and that scaffolding was removed before Christmas and patios and outside fencing was currently ongoing. Thirteen properties to be rented would be ready soon. Works were proceeding at the Old Brewery site with reinforced concrete being placed into the cellars prior to demolition which would follow shortly. At the Childrens' Centre scaffolding would be erected soon to be followed by construction of the above ground structure.

11. DISTRICT COUNCILLOR'S REPORT

Regrettably no District Councillors were present at the meeting.

12. MATTERS OF REPORT

No matters were raised.

There being no other business the meeting closed at 9.05 pm.