

WIVELISCOMBE PARISH COUNCIL

MINUTES of the Meeting of the Parish Council held on MONDAY 8th SEPTEMBER 2008 at 7.00 pm in the Community Centre.

1. PRESENT

D Luxton (Chairman), R Adams, B Collingridge, P Langdon, P Parker, A Somerfield, B Wilson, Mesdames B Boyland and L Bedding, B Whitman, T Parker (Press Officer), David Greig (Taunton Deane Borough Council Liaison Officer) and David Leggett (Clerk).
The meeting was also attended by a member of the public.

2. APOLOGIES

Apologies were received from P Berman, C Cridland, Sir H Farrington, Mrs S Fairfax, R Matcham, J Ollerenshaw and County Councillor C Smeaton.

3. MINUTES

The Minutes of the meeting held on Monday 11th August 2008, having been circulated, were agreed and signed by the Chairman as a correct record.

4. MATTERS ARISING

Croford Bus Shelter – The clerk reported that Dennis Quick has asked the area technician to check the amount of vegetation around the bus shelter and to arrange for any unnecessary cutting back.

Yeo Corner - The clerk reported that Ian Titcombe, Somerset Highways' Traffic Engineer for Taunton Deane Area has agreed to consider whether further road safety improvements are appropriate.

Housing Needs Survey – The clerk reported that, following a request from the Parish Council, Felix Marsh, the Community Council for Somerset's Rural Housing Enabler, has contacted to outline the process for a new housing needs survey. He advises that during the week commencing 8th September, he would initiate the process by submitting for signature a covering letter to accompany the survey forms, which will be supplied free of charge.

West Street/Church Street Lights – The clerk reported that the Parish Council's request for replacement of the "A" road lights with smaller, more attractive lights was returned by Taunton Deane's Heritage and Landscape Team, with advice that such a request must be directed to the County Council. This has now been done.

10 Parishes Street Market 13th September – The clerk reported that he had been informed by the event organiser that a site had been reserved for the council on The Square. The clerk is to confirm that Claire Rice had been informed that such a site was not now required.

Gadds Lane (Boundary Wall) – The Clerk reported that, following the Parish Council's meeting on 11th August, he had made a further representation to Taunton Deane Borough Council's Building Control Manager, Brian Yates, concerning the unsafe section of the wall. Mr Yates has now advised that he has asked the council's solicitor to conduct a search for the owner. He further states that if the owner cannot be located, he has requested that a legal charge be raised against the property so that the Council can carry out repair work in default.

Mr Yates adds that the legal process involved will take a little time to complete. He regrets that the current unsafe condition may persist for a little longer while the necessary steps are taken, but he hopes to be in a position to authorise repair work before too long.

The clerk also reported receipt of a letter from the group chairman of Gadd Homes Limited regarding the section of the wall forming the boundary to 16 North Street. In response to the Parish Council's request for capping to be added to this repaired section of wall, Mr Gadd stated that he has been trying to get planning permission for a house in the section of garden to which this wall belongs, and was hoping by this time to have been able to carry out further works when on site. Mr Gadd adds that the wall has been built as a dry stone wall and should not need any capping for SOME time to come, but that further works will be implemented when any future development takes place.

Footpath Ford Road towards Castle Hill – The clerk reported that an email had been received from Mr John Bird thanking the Parish Council for its assistance in getting the overgrown hedge cut back.

Wiveliscombe Town Hall Trust – The clerk reported that a letter had been received from the Chair, John Bone, on behalf of the Trustees, thanking the Parish Council for the grant awarded towards securing the future of the Old Town Hall building.

Recreation Ground Management – Bryn Wilson reported that the meeting with the Trustees planned for 4th September did not take place as no Trustee attended. It was agreed that Brian Collingridge and Bill Whitman would liaise to consider how to progress this matter.

5. RESIGNATION OF COUNCILLOR

The Chairman reported that Councillor R Kingsley-Hall resigned from the Parish Council on 21st August 2008. The necessary Notice of Vacancy of Councillor was posted on 1st September. The notice states that if, within fourteen days after the date of this notice, a request for an election to fill the said vacancy is made in writing to the Returning Officer by TEN electors for the Parish, an election will be held to fill the said vacancy, otherwise the vacancy will be filled by co-option. Any such election will be held by 20th November 2008.

6. PLANNING

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

49/2008/031 - The Old Wagon House, Flead Farm, Wiveliscombe. Erection of stable block.

49/2008/033 - Maundown Farm, Wiveliscombe

- Change of use of redundant agricultural barn to stables

The Clerk reported that the following application had been withdrawn:-

49/2008/034 – Maundown Farm, Wiveliscombe

- Conversion of redundant milking parlour and erection of new garages

The Clerk reported that the following application had been refused:-

49/2008/032 The Burrows, Warren House, Quaking House Lane, Wiveliscombe.

-Erection of Conservatory.

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

49/2008/040 10 The Square, Wiveliscombe - Erection of one dwelling house.

The Parish Council objected to the application on the grounds of poor access, no provision for parking and envisaged problems associated with bringing building materials to the site.

49/2008/039LB 5 The Square, Wiveliscombe -Construction of new opening from shop entrance lobby to East section of building, new wrought iron gates to

entrance lobby and of replacement plastic sheeting to roof light with glass.

The Parish Council supported the application

49/2008/041 Collards, Wiveliscombe - Erection of bungalow and freestanding garage.

Councillor Brian Collingridge declared a prejudicial interest in this item and left the room whilst the application was discussed

The Parish Council objected to the application as it was considered to be too close to industrial units and complaints could be envisaged. Access to the highway is poor. There are already 5 properties emerging onto the road without visual splay.

49/2008/043 7 & 9 Silver Street – Conversion of coach house to provide residential unit for letting purposes, and additional map room, study and storage room for personal use (Amended Proposal)

The Parish Council supported this application in line with the Borough Conversions Policy.

49/2008/017 Land to North of Style Road, Wiveliscombe - Erection of 89 residential units, (As amended)

etc

The Parish Council approved the following statement limiting its approval of this application:-

1. Wiveliscombe Parish Council consider it is essential that ALL of the road servicing the Gadd Homes development off Style Road is completed BEFORE the estate is started, for the following reasons:

a) From the East, the site can be approached from the B3227 via Ford Road and Burges Lane, which leads into Style Road. This route avoids the centre of the town but as Burges Lane is not a two lane road and as most of the dwellings along it have no off street parking it is generally very tight to navigate by a car and certainly not capable of taking lorries in its present state. For one third of its length, before it joins Style Road at the junction with Golden Hill, it has no pavement, narrows to barely 4 metres wide and only one vehicle at a time can pass in any direction.

b) Style Road itself is one vehicle wide (4 metres) with no pavement for half its length and has Style flats built on its South side (10 dwellings with no parking).

c) From the West the site can be approached from the B3227 through the often crowded, centre of the town and then North Street and down Northgate. Northgate is wider than Burges Lane but on one side it is lined with 1930s council houses, largely with no off street parking spaces, on the other side by the cramped Doctor's Surgery for the area and a row of bungalows. This side is used by the Surgery patients for parking. Thus, for most of every day, Northgate is a single track highway between parked cars. There is no alternative parking nearby.

Part of this Planning Application involves widening Burges Lane with a new, more vehicle friendly, junction with Ford Road. Our conviction is that this junction and the estate road must be built first, so that materials for the new estate can all reach the site by this route, without disrupting Wiveliscombe centre, causing damage to parked cars and posing a danger to surgery patients, the less mobile elderly and the pupils of the Primary School on North Street

2. This development will displace existing car parking capability in Style Road. The Parish Council consider that Taunton Deane Borough Council needs to provide extra car parking for Style Flats.

3. The Parish Council considers that it must have some say in the control and management of the green leisure area to be provided.

4. The Parish Council's approval of this development is subject to any comments to be made by the Housing Officer.

7. **CORRESPONDENCE**

Victim Support Somerset – Request for funding for financial year 2008-09

The Parish Council instructed the clerk to inform Victim Support Somerset that its precept grants for the current year have already been allocated and to invite it to submit an application for 2009-2010

Complaints of Dog Fouling – Mrs D Monk, Terry & Elizabeth Pearce.

The Parish Council agreed that dog fouling is a problem in Wiveliscombe.

The Clerk

was instructed to pass the complaints to the Dog Warden, suggesting that signs could be put up clearly warning of the penalties for this offence and intimating its belief that the situation would be helped if an offending dog owner could be found and fined. Publicity of this anti-social behaviour will also feature in a future edition of the Wiveliscombe Messenger.

WAP 10 Parishes - Community Strategy and Action Plan consultation

The clerk was asked to pass the questionnaire to Bryn Wilson for completion on behalf of the Parish Council.

SALC - Special Circular re BT Call Boxes

The clerk reported that, in connection with its national programme for removal of telephone callboxes, BT are offering two schemes, (for which the deadline for applications is 1st October) viz:

(1) “Adopt a Kiosk” – whereby after BT disconnect the service and remove the equipment, upon payment by the local authority of £1, the kiosk can be allowed to remain in situ .

(2) “Sponsored Kiosk” – whereby at a cost of £500 per year, communities can contribute towards the ongoing maintenance of a full public payphone service as opposed to potentially losing the payphone as part of the ongoing removal programme.

The clerk undertook to discover whether the callbox at Plain Pond, Wiveliscombe had been removed from the ongoing removal programme.

The Parish Council noted receipt of a number of items of correspondence as listed in the agenda for the meeting

The clerk reported the following correspondence received since the agenda was prepared:-

Somerset Road Safety Partnership – Information re Driver Awareness Course

Clerks and Councils Direct - September issue

Moore Stephens – Return of Annual Review with external auditor’s certificate

TDBC Development Manager – New style Planning Site Notice

TDBC Chief Executive – Annual Report 2008/9 available on TDBC website

Mendip Housing – Annual Review 2007/8

Somerset County Council – Local Transport Plan 2 Summary

8. **PCSO’s REPORT**

No report was received and regrettably no police representative was present.

9. **FINANCE**

Parish Clerk’ Conditions of Employment

The Chairman introduced a document (previously circulated) setting out recommendations

made by Peter Lacey of SALC for the clerk's hours and pay scale. The Parish Council resolved to adopt these recommendations.

As regards other matters referred to in the document concerning other conditions of service of the clerk, it was agreed that the committee set up to make the appointment should meet immediately before the next Parish Council meeting to consider these matters and to make recommendations to the Parish Council.

TDBC Maintenance Grants Approved

The clerk reported that notification had been received that the following grants had been approved in the same amounts as received last year:-

Footpath	£300
Burial Ground	£925
Playing Field	£2,310

10. ACCOUNTS

The most recent book-keeping was signed and the bank statement was endorsed as an original.

Payments approved:-

C Heard (Jubilee Gardens)	£112.00
The 10 Parishes Festival	£200.00
Moore Stephens (Audit Fee)	£158.62

11. WIVELISCOMBE AREA PARTNERSHIP REPORT

Climate Change - Brian Collingridge reported that publicity is being given to a showing of a film addressing the question "How do we use less oil?" at the primary school at 7.30pm on Friday 19th September

12. MATTERS OF REPORT

Christmas Lights - The clerk reported that TDBC who hold the budget are to go ahead with the erection of the Christmas lights and decorations.

Twinning Association - The clerk reported that following a request by the Chairman of the Twinning Association, a letter had been provided, confirming that the Association had been twinned with Le Lion d'Angers, France since 1985. This document was required to be submitted in support of the twinning association's application for grant funding.

Brian Collingridge asked for a volunteer to replace him as the Parish Council's representative on the Twinning Association. The Parish Council appointed in his absence, Peter Berman, who is currently Chairman of the Twinning Association to fulfil this role.

Rural Community Youth Project - The clerk reported that Bob Nicholls will address the Parish Council at its meeting on 13th October concerning progress of the project.

Exercise Carver – Brian Collingridge confirmed that exercise carver is to take place on 14th October at the rugby club from 2pm-5pm.

Highways Matters – The clerk was instructed to ask Somerset County Council to take some action to remedy the formation of large puddles of water at the dropped kerb in West Street opposite the Community Centre, outside the Spar shop and to remind it of a similar problem at the junction of The Square and North Street..

Newton's Lane Footpath - Peter Parker reported that the work in Newton's Lane had been completed. The Parish Council agreed that Mr Hendy's bill, when received, should be sent to Somerset County council for payment.

There being no other business the meeting closed at 8.30 pm.