

MINUTES OF MEETING
held on Thursday, 2nd AUGUST 2018 @ 7.30pm
in the Village Hall

**Curry
Rivel
Parish
Council** 
Above the levels

PRESENT:- Cllrs Andy Anderson (Chairman), Robert Atkins, Mike Cousins, Paul Deacon, Tony Greenaway, Madelaine King-Oakley, Tiffany Osborne and Derek Yeomans.

445). **DECLARATIONS OF INTEREST**

There were no declarations of interest.

446). **APOLOGIES FOR ABSENCE**

An apology for absence had been received from Cllr. Peter Goodenough and County Cllr Clare Aparicio.

447). **MINUTES OF THE MEETING HELD ON THE 5th JULY 2018**

The Minutes of the meeting, having been circulated to the members, were approved and signed by the Chairman on the proposition of Cllr Derek Yeomans, seconded by Cllr Tony Greenaway.

448). **MATTERS ARISING NOT ON THE AGENDA**

a). **Complaint about dog mess**

Cllr Madelaine King-Oakley advised that she had received a letter from a resident complaining about an area where dog's mess continued to be a problem. Following discussion, it was felt that the Dog Warden should be made aware of the problem and Cllr Madelaine King-Oakley would deal with this.

b). **Metal detecting on Westfield**

Cllr Madelaine King-Oakley had been approached to see whether the Parish Council would allow metal detecting on Westfield. Cllr Mike Cousins was against this because it involved digging up areas of land involved which could be difficult to restore back to their original state. It was not like digging up sand on the beach.

Adjournment to Allow Public Comment

449). **PLANNING REPORT**

a). **Applications received**

No. 18/01748/FUL

Land North of Stanchester Way, Curry Rivel, Langport
Erection of 27 dwellings with associated works. TA10 0PY

Cllr Andy Anderson said that at the last meeting it had been considered quite late to discuss and put through at that meeting. Discussion was held over until this meeting and, over the last few weeks, councillors have met prior to the full council meeting to discuss this application. Members were free to make further comment.

Cllr Andy Anderson said that it was quite clear from the comments of the contributors that have responded to the application that the strength of local opposition is undiminished. During the

consultation carried out by Somerfield's, there was only one supporting parishioner. However, referring to the Inspector's comments re Phase One he quoted that, in social terms, and on the strength of opposition to the proposal together with the council's educated conflict in regard to Policy SS2 which is the development in rural settlements. He would give greater weight to the framework of SD1 which, is the presumption in favour of sustainable development. The proposal would provide thirty new dwellings, ten of which would be available as affordable housing, at a time when there is an under-supply of affordable housing in the district. He considered this to be a substantial social benefit to which he attached significant weight. He then went on to overturn a decision to refuse the planning application and, therefore, the precedence has already been set.

Cllr Anderson said that he and many others felt that the application was being given greater weight towards the district's needs above that of the residents of Curry Rivel. He felt that the Parish Council's role should be to put the long-term needs of the village forward to counter-balance the views put forward by the planners. Clearly, we have no planning grounds to stop this development but, he felt we should fight hard to counter-balance the view that we are happy to be a dormitory village. We should fight hard to build a sustainable village and new housing should be balanced with new employment opportunities. Perhaps taking a stand might make SSDC respect that we are aware of the problem and work with us to build a more sustainable future for Curry Rivel.

Therefore, as there are no planning grounds on which we can object, he recommended that we support the application but, put forward a number of suggestions for consideration by the planners and the developers. These suggestions are in line with what he had just said, hand in hand with our response to the consultation process in the Local Plan earlier this year. In summary, they are, focusing on Policy SS2 but, particularly the element that states to provide employment opportunities. To achieve this, some of the houses on the development be work units, more of an internet-based business rather than mechanical. This would also satisfy Policy TA1 which requires all new residential development to support low carbon principles and low carbon incentives. Thus, travel to work is minimised.

We also welcome the proposal that all houses who have access to garages or parking places immediately adjacent to their property will be provided with charging points for electric vehicles. However, could the developers go further in providing renewable energy in the form of collar power, even if this is just to heat water it would be a start. We will request clarification from Highways on this development as their comments are not currently available on the Planning Website.

The Parish Council does not agree with the developers traffic survey information and request that they carry out a new traffic survey as their evidence is over five years old. Our data from Speedwatch shows an increase in traffic of just under 20%. This conflicts with the developer's data which states that there has been little development in Curry Rivel. They consider that their survey carried out in 2013 to be representative of the existing traffic patterns.

We will seek the provision of the installation of maintenance through the management company of a life-saving device around the attenuation pond. We will seek assurance from the Planning Inspectors that the siting of the current Calor Gas Tank is safe in relation to the children's play area and the four parking bays. We would like assurances from the building inspectors that this arrangement is safe and secure, especially against sabotage.

Finally, it has been noted that there are a number of concerns from the immediate neighbours of the development, especially in relation to boundaries. The Parish Council would like assurances that the developer corresponds with those neighbours who have expressed these concerns in order to communicate the developer's intentions for these boundaries.

As well as being available on the Website, a copy of our response will be in the Curry Rivel News when it has been submitted to South Somerset District Council. The above is a summary.

Cllr Derek Yeomans said that we have to bear in mind that although what you say is very pertinent, it will be disregarded by the planners because we are allowed to look at the application as opposed to re-designing it on behalf of the inhabitants. Cllr Andy Anderson felt that this was a fair comment and he agreed that we were unlikely to make any progress with this. Cllr Derek Yeomans said he had most of the relevant documents and was particularly struck by the comments of the consultee for strategic housing. There were a lot of caveats within that which he thought were very welcome but, he did not think that we would carry much weight. He did not think we should refuse it because he knew what would happen. It will possibly be brought to Area North and if it is it will have two stars on it so that it cannot effectively be refused even though there is no public meeting for refusal. There might be one or two people who feel that they want to refuse it. If it is refused it will go straight to Regulations in Yeovil and it will almost fly through there without a stop.

Cllr Andy Anderson said that it is making a mark in the sand. When future applications come along, if we are persistent and consistent in what we say then maybe we will make a difference.

Cllr Andy Anderson proposed that we support the planning application and submit that letter in full to the District Council and the developers as well, in the hope that they will do something about it. This was seconded by Cllr Mike Cousins.

No. 18/01360/LBC

The carrying out of structural stabilising works to the south gable end elevation (Implemented).
Heale House, Dyers Road, Curry Rivel, Langport, TA10 0PN

The Parish Council supports this application which it considers to be essential maintenance of an historic building.

No. 18/01676/FUL & 18/01677/LBC

Demolition of existing conservatory and the erection of a single storey rear extension to dwelling, internal alterations and demolition of a store room and erection of a store/home office. The Cottage on The Green, The Green, Curry Rivel, Langport, TA10 0HQ

On the proposition of Cllr Mike Cousins, seconded by Cllr Derek Yeomans, it was unanimously agreed that the Parish Council had no objections to raise in respect of these planning applications.

No. 18/01806/FUL

Alterations and the erection of a two-storey rear extension to dwellinghouse.
38 Chatham Place, Curry Rivel, Langport, TA10 0HS

Cllr Mike Cousins proposed that we had no objections to raise in respect of this planning application. This was seconded by Cllr Derek Yeomans. A vote taken resulted in seven councillors in favour with one abstention.

No. 18/02165/REM

Land at Former Environment Agency, Depot, Back Lane, Curry Rivel, Langport, TA10 0NY.
Application for Reserved Matters following approval of 17/02265/OUT at appeal for the erection of 1 dwelling, replacing former water reservoir; including access, appearance, landscaping, layout and scale.

On the proposition of Cllr Mike Cousins, seconded by Cllr Robert Atkins, it was unanimously agreed that the Parish Council with the recommendation that the building should be built in brick or stone and not rendered. It should also be in keeping with the recent adjacent property.

- 450). **FINANCE REPORT**
a). **Accounts for payment**

On the proposal of Cllr Paul Deacon, seconded by Cllr Derek Yeomans the following account was approved for payment.

Clerk's Wages – Month 4

£333.40

b). **Comparison of expenditure against Budget 2018/2019 – to 2nd August 2018**

The Clerk had prepared a spreadsheet showing comparison of expenditure against the Budget to the 2nd August. Cllr Andy Anderson requested that an additional column should be provided. Taking the SSDC Maintenance as an example at £6,500, although we have not paid any of that money across yet, that money is committed money. The balance of £23,036.89 is luring us into a false sense of security. If we had a further column showing what is already committed, that would give an accurate reflection of the money that we have available to spend in the account so that we can budget accordingly. Following further discussion, Cllr Paul Deacon offered to assist the Clerk in incorporating an 'accruals' column to provide the information required. Cllr Andy Anderson requested that a copy of this document should be made available to the members together with the Agenda prior to the meeting.

451). a). & b). **Emergency Plan Review & Risk Assessment Review**

Cllr Andy Anderson was reviewing these documents together with Cllr Robert Atkins and drafts of these documents would be presented at the December meeting.

c). **Financial Regulations**

Cllr Andy Anderson said that a draft update of this document had today been sent to the members. He asked them to read this document and let him have their comments. He proposed that the final version should be presented at the September meeting in order to get them approved. He advised that there are currently some items in there that we do not do. There are also some items in there that we do not need to include. Everything outside the square brackets is required.

452). **GDPR -update**

Cllr Tony Greenaway said that all the GDPR policies are now concluded. Our Privacy Policy is on the Website and we have a policy for our residents which is down-loadable from the Website. The policy for staff and councillors which we did not publicise, is available to anyone who wants it. Cllr Andy Anderson said that we had been questioned as to why the Parish Council had not registered. He had done a self-assessment on GDPR website and we are not required to pay a fee and, therefore, not required to register. If we had CCTV that would be different, and we would be required to register and pay a fee.

453). **NOTICES ON LITTER BINS RE. DOG WASTE**

Cllr Madelaine King-Oakley said that she had obtained some notices. She had done about three bins and would arrange to put notices on the remaining bins. Cllr Andy Anderson had received an email from a resident which he had replied to this evening advising that we were reviewing the bin policy before we spent more money on new bins. Cllr Paul Deacon suggested that we could move bins that were not being used enough. Cllr Madelaine King-Oakley said that SSDC could tell us which bins were being used the most.

Referring to the complaint about the dog mess on Westfield, Cllr Derek Yeomans suggested that we could ask our correspondent in Westfield to let us have a time chart when the dog is being let out to do their business so that we can arrange for the Dog Warden to be there.

454). **VILLAGE GATEWAY SIGNS & CRIB DISPLAYS**

Cllr Madelaine King-Oakley said that there was nothing to report at the present time.

455). **FORMATION OF A YOUTH CLUB**

Cllr Andy Anderson advised that Isobel Moore had apologised for not being able to attend this evening. Hopefully she would be able to attend the September meeting to put forward her proposal to set-up a Youth Club. She is a Teaching Assistant at Huish Episcopi and she assists with the Youth Club in Langport. She wants to start a Youth Club in Curry Rivel and she wants to do this as a paid member of staff. Curry Rivel Parish Council would have to pay her as an employee if we decided to go forward with the proposal. There are a number of other issues involving governance, DBS checks etc. Sara Davis, an organiser for Somerset, had sent him information through the post. She is willing to give up her time to start up a Youth Club if we choose to do so because she is a community youth worker.

Cllr Derek Yeomans said that previously when the Youth Club was held in the Village Hall, a lot of damage had been done. We had then invited the Primary School to accommodate them in their Sports Hall. Cllr Andy Anderson appreciated that there have been issues in the past but, equally, there is nothing available for the youth in Curry Rivel. If the Parish Council decided to go ahead with the proposal, maybe on a trial basis, to see how it goes. The Village Hall Management Committee has already been approached and they are content for it to come back to the Village Hall. Isobel Moore is doing the ground work and will attend our September meeting when we will have a chance to hear what she has to say. Ginny Smith, who was previously involved with the Youth Club, has also been invited to attend.

456). **ANNUAL PLAYGROUND INSPECTION**

The Clerk said that there are companies that do officially carry out annual play inspections and have been used by the Parish Council in the past. She had been trying to ascertain from South Somerset District Council how often they inspect the Play Area under the contract we have with them but, had been unable to obtain this information.

457). **MONTHLY INSPECTION OF PLAY EQUIPMENT BY SSDC**

Cllr Paul Deacon said that, in our budget, we pay for a monthly inspection and an Annual ROSPA Inspection. He thought that the Annual ROSPA Inspection was carried out in July last year. He has chased South Somerset District Council to ask them if this work has been carried out and they have not got back to him. Cllr Paul Deacon would look into this matter.

458). **REPORTS FROM COUNTY/DISTRICT COUNCILLORS**

District Cllr Tiffany Osborne's report featured in the Curry Rivel News and a written report had been emailed to the members by District Cllr Derek Yeomans.

459). **CHAIRMAN'S REPORT**

Cllr Andy Anderson wished to thank those councillors for their time and efforts when helping him with Stanchester Way. His thanks also to Cllr Tony Greenaway for his work in respect of the GDPR. He advised that the September meeting would be Chaired by the Vice-Chairman as he would be on holiday.

460). **CORRESPONDENCE**

An email had been received from John de Ronde in which he wished to bring 4 (minor) aspects of signposting in the village to the attention of the Parish Council. A number of signs have appeared since he made his report to the Parish Council but, they have only been installed on the corners of roads at the outskirts of the village. The majority of reported places are still without signs. He also referred to the problems caused by the sign for Maple Road leading to the development of houses off of Stanchester Way. The sign to Myrtle Yard appears to point in the wrong direction. The sign warning 'elderly people' on the north side of the A378 was installed with a view assisting the elderly people that lived in Chatham Place. As there is no care or residential home in that vicinity, these signs do not seem to serve a purpose.

461). **ITEMS FOR A FUTURE AGENDA**

a). **Parish Survey**

Cllr Tony Greenaway advised that the Parish Survey will be closing this month and we have had about 120 responses. He has done a quick analysis of the Survey which he would share with the councillors at the next meeting.

b). **Formation of a Youth Club**

c). **Defibrillator Appeal**

Cllr Tony Greenaway said that donations received totalled £700. The Total cost of the equipment was £1,200 but the electrical wiring would cost an additional £180.

CHAIRMAN _____ **DATE** _____