

**MINUTES OF MEETING
held on Thursday, 9th January 2020
in the Village Hall**

**Curry
Rivel
Parish
Council**



Above the levels

PRESENT: Cllrs. Andy Anderson, Peter Goodenough, Tony Greenaway, Les Hood, Terry Mounter, Simon Scarborough, David Wadeson, and Derek Yeomans.

720). DECLARATIONS OF INTEREST

Cllr Terry Mounter declared a non-pecuniary interest in Item 6 on the Agenda concerning Granny's Garden.

721). APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllr Ed Rosa and County Cllr Clare Paul.

722). MINUTES OF THE MEETING HELD ON 5TH DECEMBER 2019

The Minutes, of the meeting, having been circulated to the members, were approved and signed by the Chairman on the proposition of Cllr. Simon Scarborough, seconded by Cllr Derek Yeomans. Cllr Tony Greenaway had not been in attendance at the meeting and did not take part in the vote.

723). MATTERS ARISING NOT ON THE AGENDA

a). **Village Hall Management Committee proposal to install CCTV System**

Cllr Andy Anderson said that there was an item in respect of the Village Hall. As he was a member of the Village Hall Management Committee, Cllr Peter Goodenough was asked to take the vote on this item. Cllr Derek Yeomans also wished to speak to this item.

Cllr Andy Anderson said he had received a communication advising that at the end of October 2018 the Chairman of the Parish Council had written to the Parish Council giving details of a proposal for the justification of the installation of CCTV System at the Village Hall. At a meeting held on the 7th November, the Parish Council agreed to grant half of the cost towards the scheme. Steve Osmond, their electrical engineer, has since trialled the proposed equipment and the recorder failed after a short period. Steve Osmond has since researched this further and he is now proposing a new scheme for the supplier who provides the software for technical support. Unfortunately, the price has increased from £647 to £874. He was asking if the Parish Council would be prepared to increase the grant to £437. Cllr Derek Yeomans could see no objection if we wanted to keep the Village Hall from being vandalised and proposed that a grant of £437 be approved. This was seconded by Cllr Terry Mounter and agreed. As a member of the Village Hall Management Committee, Cllr Andy Anderson did not take part in the vote.

b). **Sandpits Heating**

Cllr Derek Yeomans asked what the situation was with the solicitor who was dealing with the problem of the use of our land in the car Park by Mr Macey. Cllr Andy Anderson said that

he had written to Sandpits stating that they are to fund our expenses. Cllr Derek Yeomans said that we must also make it clear that at no time would we consider that they have adverse possession that would entitle them to claim the land.

c). **Section 106 - Linton House**

Cllr Derek Yeomans said that he was also concerned about the type of Section 106 Agreement that is being put forward by the solicitors which is going to entail us in a considerable cost. The original concept was that it would be done just before the occupation of the very first house. The land will be gifted to us by the builder and is now going into the situation when he wanted to see the section 106 Agreement as part of that transfer so that we could not be held as receiving a bribe. He did not anticipate that we were going to be in the situation of being buried in requirements and restrictions by South Somerset District Council as to the use of that land and the status of it as a public park. We have to be very careful what we take on. Cllr Andy Anderson was of the opinion that the ‘heads of terms’ had been agreed. Cllr Derek said that they were agreed between us but, were not stated on the Section 106.

d). **Primary School Playground – update**

Cllr Simon Scarborough said that he had chased this up three times now and you could say that there is a change taking place in the School. They have now appointed a new Head who will start in April. The existing Head is only temporary and now only working two days a week. Unfortunately, Mr. Davis, the Business Manager, is off sick long-term until at least the beginning of February. He was afraid that we were no further forward with no prospect of being able to do anything else other than to establish where the PTA have got to. He would continue to do that and he asked whether the money had been paid over yet and was advised that it had not. Until he could report positively, we should perhaps put it on hold.

ADJOURNMENT TO ALLOW PUBLIC COMMENT

Robert Crowley said that Cllr Simon Scarborough had spoken to him about the playground at the Primary School. He was the Secretary of the United Reform Church and they have raised money for that project. Is that money safe? Cllr Simon Scarborough said he believed so. All that has happened is that they were seeking fundraising opportunities. The PTA is raising money and they were going to try and obtain funding from the Clark's Foundation as well. The Business Manager is off sick and things have temporarily been put on hold. Fund raising activities are still taking place for that project. They urgently need a new playground because the existing one is simply not safe. He felt sure the project would go ahead. .

A resident said that they had recently purchased No.1 Chatham Place in front of which was a bus shelter. It has been established that the shelter is within his land boundary. District Cllr Tiffany Osborne advised that Somerset County Council and South Somerset District Council do not own it. The only question is whether the Parish Council own the bus stop and the Highways Department has nothing to do with it. There is a question as to who is liable if there is an accident. Cllr Derek Yeomans said that previously the Parish Council had re-roofed the shelter and by that token, he felt that the Parish Council would be considered the statutory owners. Cllr Terry Mounter asked, through the Chair, whether we should confirm where the boundary is. The resident said that they wished to create an entrance into the garden but are unable to do so because of the siting of the bus shelter. His main concern was the question of insurance liability. Cllr Andy Anderson was advised that the bus shelters were included on our Assets Register and from that perspective we would be covered by Public Liability. He

recommended that we defer further discussion of this item until our March meeting to allow time for further investigation. Cllr Peter Goodenough said that we needed to go back to the Land Registry to establish when the original registration was made for that property and land. From this we might be able to establish whether there was an agreement between the original owners and the building of the bus shelter.

724). GRANNY'S GARDEN – Cllr Terry Mounter to report

Cllr Terry Mounter said that this was a piece of land to the south-west of Bell Corner. This land is now owned by the Parish Council. There had been some doubt previously and it was given to the Parish Council with his blessing. What was not satisfied was the southern boundary which was not an issue until Curry Rivel in Bloom wanted to build a low wall over there. There was some doubt as to exactly where that low wall should be and they had come to him to sort this out to avoid a problem in the future. He had a plan as to what the existing boundary was and the proposed boundary is. The proposed boundary is quite clear and means that he has given a small piece of land to the Parish Council. In future there should be no doubt as to where the boundary is so that Curry Rivel in Bloom could build its wall. It is necessary the Parish Council and himself to agree the boundary. A copy of the agreement was left for the Chairman to sign.

725). REPORTS FROM COUNTY AND DISTRICT COUNCILLORS

District Cllr Tiffany Osborne said she had managed to get to a meeting on Tuesday when a discussion took place on amalgamating the District Councils into a Unitary Authority. South Somerset District Council seems to be the one driving it the most. We would continue to work together, It is bubbling around that we will be amalgamated at some point.

Cllr Terry Mounter asked whether the impetus was to get rid of the County or the District. District Cllr Tiffany Osborne considered it would be the County because of the amount of debt held. Cllr Terry Mounter said that it was also difficult to see what the District Council owns because this facility has been taken off the website. District Cllr Tiffany Osborne said that the system used to be that the elected councillors ran the council and the officers were there to support them if necessary. It has now totally flipped the other way. When she asks a question about a Section 106, she rarely gets an answer the next day or the following day.

Cllr Derek Yeomans said that he was concerned that the large and ever increasing level of borrowing of the SSDC to create revenue income from the purchase of commercial investments legally required sufficient SSDC finance to be annually set aside to fully repay the capital and interest of the incurred debt over the period of their borrowing. This is called the Minimum Revenue Provision (MRP) and the main danger is that this might exceed the income that these investments would create and cause serious financial concerns. . .

726). HAMBRIDGE MILL HOUSING CORE

There was nothing to report at the present time.

727). PLANNING REPORT

a). **No. 19/03275/P3MPA**

Prior approval for proposed change of use of agricultural barn to a flexible use B1. Perham Farm, Wick, Langport.

Cllr. Derek Yeomans considered that anything they do down there to convert a barn and make it more habitable for local people we should support. He recommended approval. It was seconded by Cllr Andy Anderson and this was unanimously agreed.

b). **No. 19/03286/OUT**

Outline application for the erection of 2 No. dwellings with all matters reserved.
Land adjoining Damery House, Westover, Langport, TA10 0DZ

The applicant said that he wished to use this piece of land and basically tidy it up from being a derelict site. At the moment we are in the process of planting trees as we were advised to do and taking the brambles away.

Cllr Peter Goodenough advised that the whole of this area is on the Environment Agency's Map of low risk of flooding. He had attended a meeting last week whereby the money that has been given by the European Union is going to be used to make climate adaption pathways, particularly on the moors to the south of Langport. The understanding is that during this century the sea level will rise to a minimum of one metre and the climate adaption pathways are to plan for what would happen when we get to that point. So Fairbourn in North Wales cannot be protected from a sea level rise and various charities are being set-up to try and ameliorate for this. There is a lot of money available to set-up climate adapted pathways with the idea of making up plans for the long term. When we get to the point that it has been predicted to rise, what happens after that. You cannot go on building flood defences higher and higher. There has to be some retreat. This area is already in low risk of flooding. It is on an area that is a flood plain. It would be foolish of anybody to say it is a good idea to put houses in an area that is on a flood plain at low risk of flooding when we are quite clear that sea levels will rise without question. Sometime between now and the end of the century very big decisions will have to be made. How much land you let become a flood plain? How high you build the fences? To give permission to build houses on an area that is already at risk of flooding and in future could become at a greater risk of flooding, he felt would be foolish. The resident said that in 2013/2014 when we had high floods that particular area did not flood at all. Cllr Peter Goodenough said that he respected what he was saying but, it was not germane to the argument he was making.

There is now a large European Project looking at the Moors, to the south of Langport because they are to be heavily impacted to plan a climate adaption pathway to see how this will be dealt with. It is quite likely that there will be removal of communities. To try and put more houses on a flood plain which is seriously at risk in this century is not a scientifically possible thing to do.

Cllr Terry Mounter said that he had looked up sea rising figures and they predicted about four inches. The national policy with areas like the Parrett Barrier could make a great difference. He felt that this application was very small scale on a brown field land. It has not been flooded in his lifetime and he did not think that the flood risk was that high. If the land is at low risk of flooding, floor levels could be raised. He recommended approval of this application. Perhaps the access is not so good but, that comes under reserved matters.

Cllr Peter Goodenough pointed out that the project was being funded by the European Union, the British Government, France, Belgium and Holland. It has highlighted a large area of land around Langport that is in danger of severe long-term flooding.

Cllr Simon Scarborough said there was a lot of subjectivity and a lot of different opinions. He did not feel that this Council could really consider these matters. He thought that we had to judge it on what we see today.

Cllr Derek Yeomans said he had read the report in detail. The actual site has not been flooded but, the flood waters have come up very closely to it in the past. The Great Bow Wharf is flooded very often and it comes right up to the boundary. In summer the stench comes up from the sewerage plant, which takes the sewerage from all the surrounding villages, including the new housing estates being erected. He was concerned that it could possibly flood very soon. The Environmental Agency requires three or four metres on the bank to be able to carry out banking and dredging work. He was against this planning application.

Cllr Andy Anderson said he had also read the report in detail and in particular the flood risk. It says in the report that the danger of flood risk is going to be moved from less to more on the moor. It also states that there is a low to moderate risk of flooding from the sewerage farm and from surface water.

Cllr Terry Mounter proposed approval of this planning application and this was seconded by Cllr Tony Greenaway. The vote resulted in Cllrs Terry Mounter and Tony Greenaway voting in favour. Cllrs Andy Anderson, Peter Goodenough, Les Hood and Derek Yeomans voting against approval. Cllr Simon Scarborough abstained from the vote.

A further proposal was put forward to object to the application on the basis of the building being erected on a flood plain. This was proposed by Cllr Peter Goodenough and seconded by Cllr Derek Yeomans. The vote resulted in Cllr Andy Anderson, Peter Goodenough, Les Hood and Derek Yeomans voting in favour of the objection. Cllr Simon Scarborough abstained from the vote.

728). SECTION 106 – LINTON HOUSE – update

Cllr Andy Anderson said that from what Cllr Derek Yeomans had said, we need to make a case regarding the Heads of Terms that were originally discussed. To make sure that those are accurately reflected within the Section 106. Cllr Peter Goodenough read these out and said that the area of land was marked out in red. He had asked Colin Arnold of SSDC what the actual area of land was going to be. The following work should be undertaken by the developer before the completion of the development or the occupation of the last dwelling, whichever is the sooner. The re-building of the roadside retaining wall between points A and B, C and D, because of the access road to the houses running through the village.

Cllr Andy Anderson would email the document to the members. We are going to need a solicitor.

729). COMPUTER FOR THE WEBSITE

In the absence of Cllr Ed Rosa, discussion of this item was deferred until the next meeting.

730). SPEED INDICATOR DEVICE

Cllr Simon Scarborough advised that a meeting had been held on the 23rd December, at which Cllr Tony Greenaway and Derek Yeomans had been in attendance together with Robert Crowley of Speedwatch. The main things that have come out of the meeting through photographs and various other things, was a discussion identifying places where these units could be positioned. That has been put forward to Rebecca Vaugh. He awaits her response but, the early indication was that it was all okay. We already have suitable sites. We have positioned one in Dyers Road and also along the B3168 to Hambridge. There are a lot of requirements for where these units can be sited. You have to be able to see and it has to be a

relatively straight stretch of road. At the same time, we need speed assessments to enable us to be able to put cables across either side of the village, with some in the middle. He had requested this today. We have been advised through discussions with Rebecca Vaugh that the Primary School is a useful key here to actually getting something done. He advised that he travelled through villages with 20mph speed limit signs that have the same problem as we do but, we do not have these signs in Curry Rivel. He has included this in his report as well. The other thing that the group felt strongly was that the best way to prevent speeding through the village was to get behind Speedwatch. The recommendation is that we work more closely with them. Cllr Tony Greenaway has taken some action as far as the Website is concerned.

731). VILLAGE GREEN -update

Cllr Peter Goodenough said that to meet our commitment to the Energy Performance & Buildings Directive, which mandates that any Car Park with more than twenty parking spaces should have at least one charging point fitted by the end of 2024. We are now waiting for Western Power to come back with the availability of power sources.

732). FINANCE REPORT

a). Accounts for payment

The following accounts were approved for payment on the proposition of Cllr Derek Yeomans, :-seconded by Cllr Terry Mounter:-

Then Media Ltd - Screen	£363.60 incl. vat
Curry Rivel Village Hall - Rent	£ 88.00
Clerk's Wages – Month 9	£368.90
EDF Energy – Car Park Lighting	£ 43.78 incl. vat – paid by direct debit

b). Change of Bank

The Clerk had made enquiries at the Taunton Branch of the TSB Bank and had been advised that they do not deal with accounts for organisations such as Parish Councils. They recommended that we contact Lloyds Bank and the clerk would make further enquiries next week.

c). Renewal of Insurance Premium due on the 22nd February 2020

Cllr Tony Greenaway had asked the Clerk to check that the barriers were included on our policy and she had obtained confirmation that they were. The Clerk had received detailed information of the cover offered by the insurers. Cllr Tony Greenway advised that the premium had come out slightly less than last years. There is the option of a 5% reduction if we stay with them for more than three years. We could consider this option next year if everything was satisfactory. Cllr Tony Greenaway proposed acceptance of the premium. This was seconded by Cllr Andy Anderson and unanimously agreed.

c). To set Precept for 2020/2021

Cllr Andy Anderson referred to the Financial Sub-Committee's report of the meeting held on the 24th October which had been circulated to the councillors. A slight increase in the Precept had been recommended from £38,142 to £41560. Cllr Andy Anderson took the meeting through the proposed Budget of ££41,560 and it was agreed to take out the £2,000 allocated for an election fee and the £2,000 for contingencies. It was noted that the insurance premium for the year was £1,150 against the figure of £1,400 allocated in the budget. This reduced the proposed budget to £39,310 as detailed below:-

	Budget 2019/2020	Expenditure to 3rd January 2020	Balance of Budget remaining	Precept 2020/2021
Running Costs				
South Somerset District Council	£ 6,500.00	£ 7,724.20	-1,224.20	£ 8,000.00
Legal & Planning Fees	£ 500.00		500.00	£ 3,000.00
Westfield/Eastfield Maintenance	£ 3,000.00	£ 1,125.88	1,874.12	£ 2,000.00
Playground Inspections	£ 400.00	£ 243.16	156.84	£ 400.00
Changing Room Costs/Container	£ 440.00	£ 243.16	196.84	£ 440.00
Cemetery Costs	£ 750.00	£ 410.11	339.89	£ 600.00
War Memorial & land opposite	£ 1,500.00	£ 470.00	1,030.00	£ 1,500.00
Seats, verges, signs, etc footpaths	£ 1,000.00		1,000.00	£ 1,000.00
Car Park Lighting	£ 300.00	£ 238.81	61.19	£ 300.00
Then Media - Hosting Screen	£ 606.00	£ 303.00	303.00	£ 650.00
Administration				
Clerk's Gross Pay (incl PAYE)	£ 4,326.00	£ 3,353.60	972.40	£ 4,500.00
Clerk's Expenses	£ 1,200.00	£ 785.12	414.88	£ 1,200.00
Miscellaneous Expenses	£ 200.00	£ 23.32	176.68	£ 200.00
Insurance	£ 2,000.00		2,000.00	£ 1,150.00
Audit & Accountancy	£ 700.00	£ 605.00	95.00	£ 750.00
Bank Charges	£ -	£ -	0.00	
Subscriptions	£ 700.00	£ 597.76	102.24	£ 700.00
Hire of room for meetings	£ 400.00	£ 172.50	227.50	£ 400.00
Training Fees	£ 400.00	£ 238.32	161.68	£ 400.00
Election Fee	£ 2,000.00		2,000.00	£ -
Section 137 Grants				
Community Website	£ -		0.00	£ 1,000.00
Churchyard Grass Cutting etc.	£ 1,200.00		1,200.00	£ 600.00
Curry Rivel in Bloom	£ 1,500.00	£ 1,500.00	0.00	£ 1,500.00
Other Grants	£ 4,000.00	£ 1,345.00	2,655.00	£ 4,000.00
Capital Projects				£ 5,000.00
Play Equipment at Westfield				
Litter & Dog Litter Bins/Dog Signs	£ 500.00		500.00	
Defibrillators	£ -	£ 1,666.00	-1,666.00	
Wessex Water Standpipe - Cemetery	£ -	£ 1,981.62	-1,981.62	
Gateway Signs	£ 2,000.00		2,000.00	
Youth Club	?			
Contingencies	£ 2,000.00			£ -
Remembrance Ceremony Wreath	£ 20.00	£ 17.00	3.00	£ 20.00
	£ -			£ -
	£ 38,142.00	£ 23,043.56	15,098.44	£ 39,310.00

On the proposition of Cllr Andy Anderson, seconded by Cllr Derek Yeomans \it was unanimously agreed to approve a Precept of £39,310 as detailed above.

733). WEBSITE MAPS

Cllr Peter Goodenough said that we do not have access to software for maps and Cllr Simon Scarborough advised that he had found a method. To download as a PDF and then be able to use part of the tool to actually market it. Cllr Andy Anderson advised that he had access to Ordnance Survey and could provide maps.

734). ACCESS TO CRISP CLEAN BY LORRIES

Cllr Simon Scarborough said that was raised at the last meeting when he had reported seeing a huge lorry coming from the Taunton direction actually reversing into Stanchester Way

creating chaos. This was because he had failed to turn around by the barbers. Cllr Andy Anderson did not think we could do anything about it because of the access there. If we make a resolution about the Village Green he thought it could resolve the problem. Following further discussion during which various suggestions were put forward, it was recommended by Cllr Tony Greenaway that someone should talk to the manager about alternatives. The possibility of the arctic lorries going to a distribution centre and off-loading the goods onto smaller vehicles. He was willing to take this on with the assistance of Cllr Simon Scarborough.

735). CORRESPONDENCE

a). **Safecouncil.uk**

This is a health and safety resource and advice service to local councils with various subscriptions depending on the service require. It was agreed that we did not require this service.

736). KEEP BRITAIN TIDY – 20TH MARCH TO 13TH APRIL

Volunteers were requested to take part in this event. To set-up the Village Green over the Saturday and Sunday. You can get the litter-pickers and bags necessary from Chris Cooper at South Somerset District Council at Yeovil. To also liaise with the website and to get as many volunteers as possible.

737). REVIEW OF TONIGHT'S MEETING

Cllr Tony Greenaway detailed them as below:-

- a). Primary School Grant on hold
- b). Bus Shelter on future agenda
- c). Granny's Garden - ongoing
- d). Linton House -Section 106 – Tozer's to be circulated - Heads of Terms to be sent out again
- e). Website Computer – report from Cllr Ed Rosa
- f). Speed Indicator – ongoing
- g). Village Green - ongoing
- h). Cllr Tony Greenaway to set-up a meeting with Crisp Clean
- i). Collection of litter-pickers and bags to be co-ordinated prior to the 23rd March

CHAIRMAN_____ **DATE**_____

