

MINUTES OF MEETING
held on Thursday, 6th April 2017 @ 7.30pm
in the Village Hall

**Curry
Rivel
Parish
Council**
Above the levels



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

381). **DECLARATIONS OF INTEREST**

Declarations of Interest are recorded under Minute 386(a)

382). **APOLOGIES FOR ABSENCE**

An apology for absence had been received from Cllr. Paul Deacon

383). **MINUTES OF THE MEETING HELD ON THE 2nd March 2017**

On the proposition of Cllr Tiffany Osborne, seconded by Cllr Derek Yeomans, the Minutes of the meeting held on the 2nd March were approved and signed by the Chairman.

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

a). **Cemetery**

Cllr Robert Atkins advised that he had received a complaint about the state of the cemetery. The Clerk said that she had also received a complaint and had tried to take the matter up with Taunton Deane DLO but, had not received a response to-date.

b). **Footpath leading to the Car Park**

The Clerk had received an email from Diane Linham and asked for the contents to be brought to the attention of the councillors. Mrs Linham said that, if the council will meet the full cost and take away the old panels, they will replace the fence themselves and maintain it. It will then become her property and the position of the fence becomes irrelevant. She would also be willing to forget about having the entrance by the steps altered. Because this had been going on since February 2016, it was time to put an end to it. If the council agree to this she wanted it in writing within the next two weeks, stating that the fence was now hers.

Cllr Madelaine King-Oakley said that there is a file with all the original correspondence about the footpath and the fence. We had also received a copy of the original verifying Deed. She felt that this was a subject which required quite a lot of discussion and we might not be able to complete this in two weeks. She wished to have an opportunity to look at everything that happened at the time and for the councillors to have a meeting to examine the relevant documents. We could decide which is the best way for the council to move forward and ratify that at the May meeting and advise Mrs Linham what has been agreed. This was agreed and a date would be set at the end of the meeting.

c). **Request from Immacolata Nursing Home for a road crossing.**

The Clerk had received an email from Charlie Pearce a Mental Health Recovery Worker at The Grange had spoken to Sam Vandenburg about the issues being faced on the main road. They currently have 13 clients all of whom use the bus for transport on a regular basis and the road speed is too high. Their client base consists of vulnerable adults and some are less aware about safely crossing the road. The staff feel that pulling out of The Grange in a vehicle is dangerous in itself, because cars on the road travel too fast and cannot necessarily be seen from around the corner before pulling out. He often had to accelerate away hard because a car has come speeding up behind him.

A letter had since been received from Notaro Care Homes setting out the difficulties encountered. If the cost would prohibit the provision of a crossing, signage may be an alternative and a reduction in the speed limit over the section in question.

Cllr Derek Yeomans said that he could speak to Chris Weeks and ask him to contact someone there with a view to looking into the situation. With a 50mph speed limit you would have a problem getting a crossing. Cllr Andy Anderson advised that in the last two days the speed limit signs have been changed and the 30mph speed has been extended to the junction at Wick, where the 50mph speed limit now starts. In view of the changes, Cllr Derek Yeomans said that he would make further enquiries.

Adjournment to Allow Public Comment

Angela Webb had complained about the state of the Cemetery which was appalling. The grass has not been cut and the bins do not appear to have been emptied this year. They are over-flowing with rubbish. Anyone having a funeral must be very upset at the state of the cemetery. The Clerk had contacted Taunton Deane DLO regarding this complaint but, had not yet received a response. Cllr Madelaine King-Oakley apologised and said that usually the work of the contractors had been very good. The Clerk would try to contact them again. Cllr Madelaine King-Oakley said that consideration was being given to changing the contractors.

Sebastian Chance who had recently moved into Townsend had been delighted to see that there was a local Pub and he was sorry to see that it is likely to be sold. He felt that it was a valuable asset to the village and would be sorry to see it go.

385). PARKING IN THE VILLAGE

Cllr Madelaine King-Oakley invited those present to give their views on this item.

Leslie McIntyre expressed concern about the increased level of parking around the Village Green since the Firehouse Pub had opened. She enquired what ideas are being discussed with a view to dealing with the problem which affects not only the Village Green but also parking on the High Street.

John Hough said that he supported Leslie McIntyre. We have the conflict of the success of Living Pretty, the Firehouse and Sandpits Heating.

386). PLANNING REPORT

a). Applications received

Cllr Mike Cousins declared an interest in the following planning application and left the room during discussion of this item.

No. 17/00795/FUL

First Floor Extension. 1 Westfield, Curry Rivel, Langport.

This application was previously requested in 2013. It was approved and no action taken. The applicant now wanted to move it forward and the application has not changed in any way. Cllr Andy Anderson proposed that the Parish Council had no objection. This was seconded by Cllr Tony Greenaway and unanimously agreed by the remaining councillors.

No. 17/00917/COU

Change of use of Public House, Curry Rivel, Langport (Use Class A4) to 1 No. dwelling with associated parking. King William Inn, Langport Road, Curry Rivel, Langport.

No. 17/00918/OUT

Outline application for the erection of two semi-detached dwellings with associated parking. King William Inn, Langport Road, Curry Rivel, Langport.

Cllr Yeomans declared an interest in the two above planning applications. He would make a statement and then leave the room. He would not take part in the discussion of this item. He felt that the two very small semi-detached properties are terribly inconsistent with the other housing in the area. He considered them cramped and over-development. The gardens were paltry and the fact that the car park is in front of it for what they say are four cars, with the parking spaces so small that you would have difficulty in getting your car in. There is virtually no turning space when you have four cars in-situ. There are two more car spaces on the front which are supposed to be for the occupants of the change of use property across the road. This would also exacerbate the parking on the High Street. With regards to the change of use for the main property, he could understand the reason but, it must prove viability. He did not believe that it was unviable and felt that it was a major amenity for this village for those that do not want to go down to The Firehouse which is totally different type of pub.

Change of use of Public House, Curry Rivel, Langport (Use Class A4) to 1 No. dwelling with associated parking. King William Inn, Langport Road, Curry Rivel, Langport.

Lidia Dunne of Sanderley Studios was the Agent acting for the applicant. She said that the King William had not been a viable Pub for a number of years. Due to its size, location and change of life style habits. It is no longer commercially sustainable. A business viability report together with three years' accounts have been submitted. She referred to the documents which dealt with applications in respect of the loss of village community facilities, such as a public house. A change of use could be permitted if it would not affect the sustainability of the village. Considering the strictly low turn-over of the pub and the low number of customers, it is unlikely that the King William contributes to the sustainability to any great extent. The King William has been unable to compete with The Firehouse and Living Pretty which are larger and better located in the centre of the village. There were previous applications in 2005 for the change of use of the pub to form two dwelling units and a single dwelling with car park. These applications were refused at committee. The present application provides a better arrangement for accommodation and the parking provision has been improved. The application for the two semi-detached dwellings on the car park is an outline application and the details will be dealt with at a later date.

Following further discussion by the councillors, it was proposed by Cllr Madelaine King-Oakley that the Parish Council recommend refusal of Planning Application No. 17/00917/COU because it was considered that a single Public House was not sufficient for the size of the village, bearing in mind future development proposed and there is a need for two Public Houses. This was seconded by Cllr Mike Cousins and unanimously agreed by the remaining councillors.

It was also proposed by Cllr Madelaine King-Oakley, seconded by Cllr Robert Atkins and unanimously agreed by the remaining councillors that the Parish Council recommends that Planning Application No. 17/00918/OUT should be refused because it was felt that the confidential matters made it difficult to make a real assessment about viability. A viable Public House needs car parking.

No. 17/00919/FUL

Demolition of existing porch and erection of single storey side extension to form garage/utility room, internal alterations and formation of new dormer window. Glenhurst, Drayton Lane, Curry Rivel, Langport.

Following discussion, it was proposed by Cllr Mike Cousins, seconded by Cllr Andy Anderson, and unanimously agreed that the Parish Council had no objections in respect of this planning application.

No. 17/00935/FUL

Removal of hedge and replace with close-board timber fence (retrospective). Old Churchway, Churchway, Curry Rivel, Langport.

Cllr Mike Cousins said that he considered that the fence was set back far enough to give good visibility when they exit the driveway. He proposed that the Parish Council had no objections in respect of this planning application. This was seconded by Cllr Derek Yeomans and unanimously agreed.

No. 17/01044/OUT

Outline application for the erection of an agricultural worker dwelling. Red Hill Farm, Red Hill, Curry Rivel, Langport.

Having studied this application, Cllr Mike Cousins said that he totally understood why they wanted to build it because corn drying requires constant attention. He proposed that the Parish Council had no objections to raise in respect of this planning application. This was seconded by Cllr Madelaine King-Oakley and unanimously agreed.

No. 17/01063/OUT

Land East of Linton House, Langport Road, Curry Rivel, Langport.

Cllr Madelaine King-Oakley declared an interest in this planning application. She made a statement and left the room during discussion of this application. Cllr Derek Yeomans took the members through this item.

Diccon Carpendale, the agent, said that previously there had been a consultation when it was explained what they were going to do. Since then they have had a consultation with South Somerset District Council. He said that the site area has been reduced and this is an outline application. The size of the proposed park land that will be gifted to the Parish Council has been increased. It shows eight houses, two of which will be larger single-storey properties, specifically to meet the need identified in the Parish Council's housing survey. For the others, it shows a mixture of 3 and 4 bedroom properties. The main issue for consideration is the access. He referred to the point of access which Cllr Madelaine King-Oakley had just mentioned. Visibility splays of 2.4 x 59m can be achieved in both directions providing sufficient visibility for vehicle speeds of up to 37 mph (note this is a 30 mph limit). The new vehicular access point has also been kept at some distance (92m from the centre point) to the centre point of the Parsonage Place junction. With reference to the attenuation feature and concerns about flooding, he felt these issues came down to maintenance or the lack of maintenance. The pipe that runs under the road has been improved. The water runs naturally from the top left to bottom right and it feeds into a 6inch pipe in the road. They would have a small attenuation point and most of the time that would be emptied in times of extreme weather. Rainfall from the site would be directed and held in that pond and it is then released at a much slower rate. This will reduce the amount of surface water that comes across. In terms of maintenance of it, there will be a management company and he presumed that every household would be paying into that with an annual maintenance contract.

We have to maintain an open view across to the Church but, we also want to give the village the opportunity to have a significant portion of this area under their control. The offer is to gift that to the Parish and we are happy to discuss the future arrangements.

Robert Crowley, co-ordinator of Speedwatch in the village, said most people drive within the 30mph but a lot of people do not and speeds of well over 40mph have been recorded. He felt that the suggestion that it was safe for people to particularly turn right out of the proposed entrance could prove extremely hazardous. He was of the opinion that the entrance should be up at Parsonage Place.

Cllr Peter Goodenough referred to the attenuation pond which they said would be dry most of the time. You will be putting in a system that goes dry in the summer. The agent said that he was not an

engineer but, there would be a release valve within it and it would not be full all the time. The whole intention is to take water in times of extreme rainfall. A hydro-brake will slow down the release of it. Cllr Mike Evans asked if there would be a tank and was advised that the pond itself was the attenuation feature and it had sufficient volume to hold the amount of water and the agent said that the detailed report gave the volume as 82.5 cu. metres. Cllr Mike Cousins said that, in principal, it was a nice idea. His only concerns were that the Parish Council would be taking on a massive piece of land. There is an old wall there and would it be re-built as part of the plan. The agent said that was for discussion. Cllr Derek Yeomans said that the wall would be a major factor as far as the Parish Council was concerned because it is not in a good condition. It would prove very expensive to rebuild and the land behind it is higher than the pavement. Cllr Robert Atkins referred to the curve shown on the plan and felt that when driving down the road it is slightly more curved than depicted at that point and, therefore, a potential hazard for traffic leaving onto the main road. Cllr Mike Cousins said that the access had not been set in stone and could be moved. Cllr Tiffany Osborne that the height of the land had not been properly looked into. She referred to Policy H10 which said that open spaces within a village are actually protected and this could have a very high visual impact on the character of this village. Cllr Tony Greenaway questioned why there was not an access on to Parsonage Place. He was advised it was because we do not own the land. Cllr Derek Yeomans said that the wall is going to be extremely expensive to maintain, it is in a bad condition. The Chestnut tree is going to be costly because it will have to be constantly maintained as it loses its branches. The hedge that has been planted there already has been removed back. The very large area that is going to be granted to the Parish Council as a public park will need to be mowed, maintained and, basically, the wall would become our responsibility to rebuild and maintain. If we do not accept that gift, the alternative for the houses is that the wall could become the responsibility of the owners and could inhibit the sale of the houses. He felt that the gift of this land was not really something that is altruistic, in his opinion, and that gave him a certain pause for thought.

The agent said that the gifting of the park had been left open because of the terms of the future maintenance and they would be happy to have further discussions with the Parish Council. Cllr Derek Yeomans said that there would have to be further discussions and mutually agreed, taking into account all the considerations because the Parish Council could not, in his opinion, spend sums of money maintaining pieces of land that we had taken on without due consideration.

Cllr Mike Cousins proposed acceptance as an **outline** planning application and this was seconded by Cllr Tony Greenaway. A vote taken resulted with 3 in favour (Cllrs Mike Cousins, Tony Greenaway and Derek Yeomans) one against (Cllr Peter Goodenough) and 3 abstentions (Cllrs Andy Anderson, Robert Atkins and Tiffany Osborne).

No. 17/01138/S73

Discharge of condition No. 03 (materials) and 07 (bin store) of 15/03009/FUL. The Bungalow, Church Road, Curry Rivel, Langport.

Cllr Madelaine King-Oakley proposed that the Parish Council had no objections to raise in respect of this planning application and this was seconded by Cllr Derek Yeomans. (A vote taken resulted in 7 in favour Cllrs Robert Atkins, Andy Anderson, Mike Cousins, Tony Greenaway, Madelaine King-Oakley, Tiffany Osborne and Derek Yeomans) with one abstention (Cllr Peter Goodenough).

No. 17/01138/S73

Application to vary condition No. 02 (approved plans) of 15/03009/FUL for the addition of a garden room to the rear of plot 4. The Bungalow, Church Road, Curry Rivel, Langport.

Cllr Madelaine King-Oakley proposed that the Parish Council had no objections to raise in respect of this planning application and this was seconded by Cllr Mike Cousins. (A vote taken resulted in 7 in favour Cllrs Robert Atkins, Andy Anderson, Mike Cousins, Tony Greenaway, Madelaine King-Oakley, Tiffany Osborne and Derek Yeomans) with one abstention (Cllr Peter Goodenough).

No. 17/01238/FUL

Enlargement of hedgerow opening and formation of new vehicular access. Field West of Maywell, Westfield Lane, Curry Rivel, Langport

Cllr Mike Cousins questioned why it was necessary to have an entrance so big because it looked more like an entrance to a housing estate. He would also like to know what they propose to do with the field. He felt that they should be made to put it back as it was. Following further discussion it was proposed by Cllr Andy Anderson that the Parish Council objects to this application on the grounds that there is already an appropriate access for agricultural use and there is no need for a second access. This was seconded by Cllr Madelaine King-Oakley and unanimously agreed.

b). **Applications approved with conditions**

No. 17/00325/OUT

Demolition of existing outbuildings and erection of a new dwelling, three bay carport and improved access. Hill Crest, Sandpits Hill, Langport,

No. 17/00555/F|UL

Erection of single storey extension and garden room to replace existing UPVC conservatory. Apple Trees, Westover, Langport

387). **FINANCE REPORT**

a). **Accounts for payment**

The following accounts were approved for payment on the proposal of Cllr Madelaine King-Oakley, seconded by Cllr Derek Yeomans.

Ocmis Ltd – Supply & fit overhead Barrier	£3,600.00 incl. vat
SSDC Rates - Cemetery	£ 331.75
SSDC Rates – Changing Rooms	£ 219.02
LBS World Wide Ltd – Curry Rivel In Bloom	£ 58.99 incl. vat
Water 2 Business – Changing Room Water Rates	£ 58.70
Kernock Park Plants Ltd – Curry Rivel in Bloom	£ 34.75 incl. vat
Northwing Nurseries Ltd – Curry Rivel in Bloom	£ 457.20 incl. vat

Cllr Madelaine King-Oakley enquired whether it was possible to have an account of what we are spending on Curry Rivel in Bloom and Cllr Peter Goodenough said that there was a balance of £281.63 remaining of the amount allocated.

b). **Grant Thornton – External Auditors**

The Clerk had received the year end information from Grant Thornton which had to be provided in a different form to previous years. Initially, the forms were provided so that it had to be completed by hand as opposed to spreadsheets as in the past. It would appear that other parishes had complained about this and the forms were now available to be downloaded for completion. The Clerk would prepare the year end accounts for submission to Chalmers, the Internal Auditors in Langport. The completed Annual Return with supporting papers to be submitted to Grant Thornton by the 30th June.

388). **RENEWAL OF CONTRACT FOR GROUNDS MAINTENANCE & HANDYMAN DUTIES**

At the request of Cllr Paul Deacon, the Clerk had forwarded a detailed proposal together with a detailed quotation in respect of the various areas to be maintained that had been submitted by South Somerset District Council. Following discussion, it was proposed by Cllr Tiffany Osborne that we should go with South Somerset District Council. This was seconded by Cllr Madelaine King-Oakley and unanimously agreed.

389). **PARISH PLAN**

a). **Curry Rivel – Britain in Bloom – update**

Cllr Peter Goodenough said that the Willow fence is scheduled to be put in on the 24th April. BBC2 are this year doing a programme called Blooming Marvellous and they are making fifteen programmes following the Britain in Bloom competition across the country. Our name has been given to them and Helen White, the producer, has been interviewing us and the Primary School. It looks as if we are going to be their lead programme for the new entrants. She has not confirmed this definitely yet, but she was interested so far. Cllr Peter Goodenough said that we could still do with a few strong men to help with the work. He expressed his appreciation to David Griffiths and Henry Lang for the work they had done.

390). **DEFIBRILLATOR – update**

Cllr Tony Greenaway said that he had attended a training course back in January on CPR which had been very good. CPR training is an essential tool for a village like ours. We did discuss the possibility of piloting some training and it has to be really well marketed as well. He offered to undertake this. In terms of the location for the Defibrillator, the Fire Service were amazed that it was not locked. If we are going to replace it, it should be a locked one with a code system. They also said that it should ideally be located where the public gather. He recommended that we should get a CPR workshop up and running; re-install a defibrillator at the garage because the electrics are still in place; and discuss the possibility of installing one outside the Village Hall.

Cllr Madelaine said that the telephone box at Parsonage Place looks a site. She had said to SSDC that this was on their land and what were they going to do about it. They advised that it had been given to another company. She had emailed this company and they had said that they put defibrillators into villages and they were thinking of putting one in there. She proposed that because Doctor Gibson did so much work in setting it up and the electrics are all there at the garage, we have a locked defibrillator fitted at a cost of just over £1,000, which is half the price of the previous one. This would be a signal to the village that it matters and encourage people to come to the courses for CPR training. We could think about providing a second one in a few months' time. Cllr Tiffany Osborne seconded the proposal and it was unanimously agreed.

391). **DISCUSSION CONCERNING USE OF EMAILS BY PARISH COUNCILLORS WITH A VIEW TO AMENDING STANDING ORDERS**

Cllr Madelaine King-Oakley considered that any items raised should be dealt with at meetings. When the Clerk emails the councillors, it is for information unless otherwise stated. They should bring their comments to meetings where they would be discussed. Emails can sometimes be misinterpreted. There have been so many emails flying about recently. She wished to propose that we put an appropriate sentence into our Standing Orders concerning emails. It was agreed that this item should feature in the next Agenda.

392). **WESTFIELD/EASTFIELD**

a). **Zip Wire & Play Equipment**

Cllr Madelaine King-Oakley had received an update about these items and the contractors have come on site and said that they cannot fit it where proposed. Cllr Mike Cousins asked where it was going to be located. Cllr Madelaine King-Oakley said it would be near the end of the MUGA and not near the houses. She indicated on the screen the proposed locations for the equipment which were away from the housing. When questioned about the timescale she advised that the equipment would not be usable until May and whether we should have an opening ceremony on, say, the 1st June which would give us time to advertise it.

b). **Curry Rivel Live – update**

Cllr Madelaine King-Oakley said because Simon Champion had to go to a Health & Safety Committee he has put the event into Westfield and the Marquee etc. will be in Westfield. However, he will need Eastfield for car parking and that has been agreed. This was because when Simon Champion sent in the plans of what was agreed at the last meeting they said that was not good

enough and he required three exists. He was not allowed to fence it all off as we wished. Because of the shortness of time he has organised it so that it will take place on Westfield. Cllr Mike Cousins said that if he is using both Westfield and Eastfield his security should take control over those areas. He must make it very clear what areas are under his authority. Cllr Madelaine King-Oakley said that because he is having to use Westfield this year, the gates and the entrance will need attention.

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

County Cllr Derek Yeomans, report had been emailed to the councillors and District Cllr Tiffany Osborne's report would feature in the Curry Rivel News.

394). **CHAIRMAN'S REPORT**

The Chairman had been contacted about inappropriate use of language on the Curry Rivel website and requested that the webmaster remove the conversation.

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

The next meeting will be the Annual Parish Meeting.

CHAIRMAN _____ **DATE** _____