

MINUTES OF MEETING
held on Thursday, 7th SEPTEMBER 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, Tiffany Osborne and Derek Yeomans. County Cllr Clare Aparicio Paul was also in attendance.

461). **DECLARATIONS OF INTEREST**

Cllr Derek Yeomans declared an interest in the planning application No. 17/02461/OUT, in respect of land behind Warwick House and would leave the room during discussion of this item.

462). **APOLOGIES FOR ABSENCE**

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

463). **MINUTES OF MEETING HELD ON THE 3rd August 2017**

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 Robert Atkins.

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

a). **Complaints about overgrown hedging**

Cllr Andy Anderson had received complaints about the overgrown hedging along the pavement in Churchway, opposite Honeylands, which was forcing pedestrians to walk on the road. He questioned whether it belonged to the Parish Council or was the responsibility of the neighbouring properties to cut back the hedging. It was also pointed out that there was overgrown hedging causing a problem when walking down from the old Post Office on the left-hand side of the road. Cllr Tiffany Osborne drew attention to the overgrown hedging on the houses opposite The Elms. It was agreed to write to the owners asking them to cut back their hedges.

b). **Deaf Plus**

A letter had been received from Deaf Plus requesting permission to park its advisory van adjacent to the village green between 12.30 and 2.30pm on Monday, 4th December. They also enquired whether it would be possible to park the advisory van in the Car Park behind the 'woodburners shop' in future. It was agreed that there would be no objection and suggested and if they wished to use this site on the 4th December, a suitable site could be marked out for them.

c). **Housing Market Profile – South Somerset**

A copy of the 2017 Review had been received for information.

d). **Advertising Protocol**

To achieve a balanced service to its public, the SSDC has adopted a protocol designed to clarify responsibility for controlling signs and advertisements. This will be administered by its Development Control & Streetscene Services. A copy of the document would be displayed in the official noticeboard.

e). **PCSO Carole Brown**

She wished to draw attention to an incident when a lady had been scammed by a bogus bank man caller. He had sounded very convincing and knew the lady's name etc. He persuaded her to give her old bank card to him because he had a new card for her. He asked her to make sure she had the right card and asked her to confirm all the details that went with her old card. The scammers are able to obtain relevant details on the Internet of elderly people living on their own and they should be wary of any strangers calling at their door making such offers.

Adjournment to allow public comment

Cllr Madelaine King-Oakley said that if anyone present wished to speak about planning applications they would be able to do so at the end of the adjournment.

Michael Beacham pointed out that on the 19th August he had sent the Chairman an email concerning Neighbourhood Watch and Mr Steve Benny. He had not received a reply and asked if there was any news. Cllr Madelaine King-Oakley apologised and said that she had spoken to Steve Benny and he was willing to be involved. She was gathering the necessary information about what they do and would pass the relevant document to him. She had obtained information from the government website and from the speedwatch website to gather information about what is involved because Steve Benny did not know anything about it. Cllr Derek Yeomans has also offered to be involved if Steve Benny says yes. Cllr Madelaine King-Oakley would arrange for Steve Benny to contact Michael Beacham.

465). **PLANNING REPORT**

a). **Application No. 17/02461/OUT – Amended Plans – Additional Information**

Outline application for residential development (re-submission of withdrawn application 16/02698/OUT) Land Rear of Warwick House, Wiltown, Curry Rivel, Langport.

(Cllr Derek Yeomans had declared an interest in this application and would leave the room during discussion of this item.)

Derek Devereux said that this was the third time in just over a year that we have met to discuss this application. Residents have asked for it to be rejected twice, so he was asking what was now different to make the Parish Council support it. He felt there was nothing different. As they have been asked to supply a more detailed plan he felt that we were getting a better understanding and he would like to go through some of these points. The Heritage Statement confirms that Middlethorpe House is of national importance and when you look at the listed area it includes the orchard at the back and the stone boundary wall by association. The size of the adjoining orchard would harm the listed status and associated structures. Professional advice has been taken and understand that recent appeal judgements would support this analysis and in particular the Kelways/Wearne case where permission was refused. He considered the access to still be unsatisfactory and in particular, the entrance which, in effect, is sited opposite Wiltown Garage. It really needs a full topographical survey before we can really be clear on the site. We had previously talked about the footpath being removed. The danger to pedestrians and vehicles would be higher. There has never been a plan for the water run-off. There is no need for more housing. It is an outline application and could change. It is not in keeping with Wiltown. He could not see how planning could be approved or anything could be built in those orchards.

Brian Lippett had written to the Parish Council detailing his concerns and he agreed with everything that Derek Deveraux had said. He would also draw attention to the fact that there are considerable inaccuracies in this application. He was bemused by the fact that when you talk about disability splays how they have managed to come up with two separate sets of plans with exactly the same disability distances to the east and the west. He felt that Curry Rivel had done its bit in terms of development. Ninety-odd houses over recent years with no-where near the same volume of development over a five year period in villages of the same size. In addition, there is a new town

being developed in Taunton. We are closer to Taunton than we are to Yeovil and that will have much more of an impact in terms of our distribution.

Delia de Silva said that the majority of Wiltown residents were united in their objections to this planning application. Last year thirty-seven letters had been issued to residents and thirty-five residents had replied objecting. Similar objections had been made to the revised application this year with five official organisations also objecting. The threat of development on these historical orchard fields of Wiltown, one of the few remaining rural areas within the village which has already been dramatically encroached upon, would significantly alter the entire character of this parcel of land, be detrimental to these open spaces, severely harm the quality of life of local inhabitants in the surrounding properties and in so doing be detrimental to the setting of a Grade II listed building. This application site is of historic interest and should be protected by association with a Listed Building and the Buffer Zone surrounding it. There are frequent incorrect orientations in this planning application, at least 9, if permission were granted where buildings would be situated is a lottery. This encroachment on our open spaces is a threat we all oppose and expect our elected local authority to support us in doing the same.*

Brian Massey said that he had yet to see from the development a proper ground survey that incorporates properties adjacent to the garage and the two footways. Until that is done you cannot say that the access is satisfactory. Secondly, he had not seen any proposal from the developers for dealing with a pedestrian improvement plan from the southern footway to the northern footway.

Another resident said that there had been no support in Wiltown for this proposed development. They had received huge support from towns people and villages beyond that the character of Wiltown should not be compromised in anyway. We do not want this suburban bungalow cul-de-sac development. Although not a 19th century villa, our house is a major factor in this proposed development. We have studied the proposed plans and see no way it could proceed without contradicting the 1919 Planning and Listed Buildings Conservation Act. If this application succeeds it will be a trojan horse leading to further development on adjacent fields.

Cllr Tiffany Osborne said that she had discussed this application with SSDC and all the comments that have been made are very valid. Highways have asked for more details because the wall is closer to the pavement than is shown on the plan. There is concern about how refuse vehicles would get in and out of the site. It is very close to listed buildings. It would be a suburban layout in a very rural settlement and the character would be out of keeping with the rest of Wiltown. They are also concerned about the lack of information on the drainage situation. She was of the opinion that the Parish Council should recommend refusal.

Cllr Mike Cousins wished to add that as proposed it would mean cutting the neighbouring hedge to obtain sufficient visibility and has permission been given to do this. The height of the wall was also a consideration.

Cllr Andy Anderson agreed with everything that had been said. The heritage issue is not in keeping with the residing area. Transport in and out of the site is another major problem. He wished to add his thanks to those residents who have made their objections known to the Planning Department at SSDC. He urged those who have not yet submitted their objection to do so. Whilst we are the Parish Council and have a voice but, we are only one unit. It is important that residents should also make their views known. He considered that there were sufficient reasons to recommend refusal. He would also add that although this is only outline planning permission, if it gets approved at this stage it could put the applicant in the driving seat and not us.

Cllr Peter Goodenough said that the development did not bring anything good to the village. It does not bring any employment. It destroys the climate changes contribution. It is totally unsustainable and it should not have got this far in the first place. We must object and keep objecting.

On the proposal of Cllr Robert Atkins, seconded by Cllr Mike Cousins, it was unanimously agreed to recommend refusal of this planning application.

b). **Application No. 17/01063/OUT - Amended Plans –Additional Information**

Formation of new vehicular and pedestrian access points, residential development of land of up to 1000m² floor area and provision of sustainable drainage system including attenuation pond. Submission of revised drainage strategy. Land East of Linton House, Langport Road, Curry Rivel,

Cllr Madelaine King-Oakley said that this application had been discussed before and had been recommended for approval with a majority of one vote. This is an amended application with a revised drainage strategy. The application refers to a French drain, cellular storage with hydrobrake.

Cllr Mike Cousins said that basically it is a big tank which carries the water and they are based on a hundred year's storage. They would collect all the water from the houses and the land owners. Rather than letting it all into the ditch straight away, it goes into that tank and stored. It is used by the hydrobrake. The French drain is not going into it, it is going into the storm.

Cllr Peter Goodenough said that on figure 2.9.1 they have shown the catchment area and there is a very good graph because it shows the correct catchment area. The culvert starts in Dyers Road and the catchment area forms a triangle from there right up to the top of Hellards Hill. All the water is collected into that culvert and in 2012 because that culvert was not looked after, the houses at that point flooded. The question that has not been addressed, is where is the run-off water from the Stanchester Road development going. Is it going into the same culvert? They are basing all their calculations on the catchment area with everything running off apart from the houses in Dyers Road. The 1/100 does not mean that it occurs one in a hundred years; it means that every year there is a 1/100 chance that it will occur. He also questioned the fact that the tank will sit in the land that they are supposed to be giving for a public path. It is said in the write-up that people who buy the houses will be responsible for the maintenance of the tank. If that is the case, they need to have a cast iron legal document which they are going to make people sign when they buy one of the houses. There needs to be some water-tight financial arrangement and he would like to see that. If the tank is going to be on land which the Parish Council might possibly take on and those house owners decided that they will not pay at a future date, guess who the responsibility will fall onto.

Cllr Derek Yeomans said that on the basis that the land which we are so generously going to be invited to have free, it is basically going to remain the responsibility of the landowner. The responsibility for the wall, the decaying Chestnut tree and anything else is going to be a huge potential burden to this council. He was of the opinion that the responsibility for these should remain with the householders. This is something else that needs to be contracted. The land behind the wall is about 3ft higher than the road and if that land was a public park, we would be responsible for the maintenance and care of it. Children could be playing on it and go over the wall onto the A378. He did not like what he had seen in a report from Ian Case, the water engineer in SSDC, that the pipes were not large enough and they are not going into the correct drain.

Cllr Tiffany Osborne said the donation of the land is a different matter. It is the drainage that has been found wanting and the calculations put forward by SSDC do not appear to be realistic for the situation it is going to face. We should not allow this application to go through with the drainage as it is at the moment.

Cllr Madelaine King-Oakley proposed that we do not accept this application based upon the revised drainage strategy as indicated by the correspondence received from Ian Case. This was seconded by Cllr Tiffany Osborne and it was unanimously agreed to recommend refusal of this application.

c). **Applications received**

No. 17/03336/FUL

Single storey extension at rear to provide dining/living area. Alterations to existing single storey extension roof. 13 Chatham Place, Curry Rivel, Langport.

On the proposition of Cllr Mike Cousins, seconded by Cllr Andy Anderson, it was unanimously agreed that the Parish Council had no objections to raise in respect of this application.

No. 17/03550/FUL and No. 17/03551/LBC

Erection of single storey rear extension. Internal and external alterations. The Cottage on the Green, The Green, Curry Rivel, Langport

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

No. 17/03491/S73A

Application to vary condition No. 02 (approved plans) of 15/03009/FUL and 02 (approved plans) of 17/01138/S73A for the reduction in number of chimneys. The Bungalow, Church Road, Curry Rivel, Langport.

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 this planning application.

No. 17/02995/FUL

Two storey side extension to existing detached dwelling. The Willows, Back Lane, Curry Rivel, Langport.

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 this planning application.

No. 17/03388/FUL

Proposed new single storey dwelling on land associated with Stancrest, including works to an existing access. Stancrest, Currywoods Way, Curry Rivel, Langport.

Cllr Mike Cousins proposed approval of this application and this was seconded by Cllr Derek Yeomans. A vote taken resulted in six votes in favour (Cllrs Robert Atkins, Derek Yeomans, Tiffany Osborne, Mike Cousins, Andy Anderson and Madelaine King-Oakley) and one against (Cllr Peter Goodenough).

466). **ACCOUNTS FOR PAYMENT**

a). **Accounts for payment**

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

Hags-SMP – new play equipment (new cheque drawn)	£27,264.00 incl. vat
Clerk's Wages – Month 5	£ 332.00
Curry Rivel Village Hall Rent – including BIB	£ 129.00
Zurich Insurance – Additional Insurance to cover new play equipment	£ 70.75
EDF Energy – Car Park Lighting	£ 68.79 incl. vat
EDF Energy – Changing Room at Westfield	£ 36.19 incl. vat

The Clerk advised that she had despatched a cheque for £27,264.00 in respect of the new play equipment and this had been returned by the bank because they did not agree with the signatures on the cheque. The Clerk had contacted NatWest pointing out that the signatures were exactly the same

as all the other cheques drawn on the same date and they had not been returned. She then received a telephone call from the bank apologising for the fact that they had made a mistake. This was then followed with a letter advising that there would be no charge.

b). **Taunton Deane DLO account in dispute - update**

A final figure had now been agreed with Taunton Deane DLO for the Handyman work carried out and a cheque for £9,575.51 incl. vat had now been dispatched to clear our account. Darren Hill had apologised for the misunderstanding and wished to give a vote of thanks for the many years that we had used their services and particularly to Kath Gardner. Cllr Madelaine King-Oakley proposed a vote of thanks to Cllr Paul Deacon who had been responsible for realising that we were being overcharged.

c). **Payment received**

A cheque in the sum of £3,521.72 had been received in respect of the VAT return submitted.

d). **Change of bank - update**

The Clerk advised that when the Langport branch of NatWest closed she would use the services of the Taunton branch. She had visited the branch and would be obtaining the necessary paperwork to ensure that the correct information concerning signatories would be made available.

467). **REPORTS SUBMITTED BY CLLR PAUL DEACON**

a). **Grounds Maintenance**

SSDC will invoice for the painting of village seats and the two bus shelters plus the wood treatment of the bus shelters. This should be £775.13 + vat. Spreadsheet attached showing breakdown. He was happy that this work has been completed to a good standard and would propose that we pay their invoice when received.

b). **Finger Posts**

Cllr Paul Deacon had completed a survey of the signposts at all of the junctions within our parish. A schedule had been emailed to the members for information. If members were interested in becoming involved, they should contact Cllr Paul Deacon.

c). **Westfield Dugout**

Cllr Paul Deacon had drawn attention to the fact that the Dugout at Westfield has been damaged over the years. In his opinion, it is a safe structure but there are exposed edges of corrugated steel cladding, though these are not very sharp. This was only his opinion and not a qualified survey. To repair the Dugout would require six sheets of corrugated steel to be fitted. They would cost about £150.00 to buy, but this does not include fixing and painting. The structure would require lifting out from the hedge to enable the replacement of a sheet which is missing from the rear. The whole would then need to be repainted to achieve a good finish. He believed a wooden Dugout or similar would be easily damaged or burned and he did not think this would be a good idea. Should he obtain quotes to repair the existing Dugout?

On the proposition of Cllr Madelaine King-Oakley seconded by Cllr Andy Anderson, it was unanimously agreed that Cllr Paul Deacon should obtain the necessary quotations.

d). **Repair to lose top panel on the slide**

Cllr Paul Deacon had detailed a metal support fixture to fit beneath both platforms in question. Before obtaining quotations to manufacture these supports he proposed that we glue 50 mm acoustic panels beneath each of the two platforms. He felt this would be a far less expensive option and believed it will considerably reduce the noise these platforms can generate. These panels would cost £125.00 per each of the two platforms. The fire rating is Class 1, which is very good. He questioned whether we should purchase acoustic panels for one (to try) or both platforms. This was discussed later in item No. 467(f).

e). **Westfield five-bar gate**

SSDC had enquired if they could quote to repaint the Westfield five-bar gate. This matter had been discussed in the past and so he had obtained a quotation in the sum of £635.37 incl. vat. The cost of a new galvanised gate is less than £200.00 and a new kissing gate £400.00. He, therefore, recommended that we do not accept their quotation. The existing five-bar gate is bent and he suggested that we replace it. He was of the opinion that the gates should be left in their original galvanised finish. He requested that we agree a budget of £250.00 to replace the five-bar gate and suggested that we leave the kissing gate which has lost most of its white paint finish.

On the proposition of Cllr Madelaine King-Oakley, seconded by Cllr Andy Anderson, it was unanimously agreed to accept Cllr Paul Deacon's recommendation to replace the five-bar gate for the sum of £250.

f). **Complaint by resident concerning invasion of privacy by children and adults using the slide**

Mr Greg Peters advised that he resided in Westfield with his wife and two children and wished to draw the Parish Council's attention to the close proximity of the slide to his perimeter fence. Of late a lot of people, predominately children but also adults, have taken to climbing to the top of the slide. They then spend time at the top looking over into my garden. He has two young children and had welfare concerns about that and also invasion of privacy. He had taken the liberty of climbing to the top of the slide and taken a photograph so that you can see the view of the garden from the top of the slide. The whole of the garden can be viewed from the top of the slide. He had no objection to the play area. Indeed, his children use it regularly. He respectfully requested that perhaps the slide could be re-positioned further away from the proximity of the fence.

Cllr Mike Cousins said that some weekends it is terrible and you feel that you cannot go out into your own garden. You do feel as if you are on show. Cllr Andy Anderson said that if people are using the slide to look over into other people's gardens, this is clearly a case of invasion of privacy. If, as has been said, we cannot move it because it becomes obsolete in moving it. We should then either remove it and replace it with another item of equipment that does not go so high or not replace it at all. Cllr Madelaine King-Oakley said that it was unfortunate because it has suddenly become so popular now and we have installed benches for them to sit on. Cllr Tiffany Osborne asked if there was anywhere else the slide could be sited. Cllr Madelaine King-Oakley said that bearing in mind the fact that Rob Parr of SSDC had previously said that it was a slide that we would never be allowed to install nowadays. If it was moved, she did not think we would be permitted to re-install it.

Cllr Madelaine King-Oakley had been advised by Cllr Paul Deacon that the Climbing Wall was not in very good condition and that the floor of that play area has got quite large gaps between the plastic. She had been told by the person who had installed the zip-wire that there is a company that can pour plastic on top of the floor and fill in the gaps. She felt we should take the slide away because a zip-wire has now been installed and it is popular. There is a smaller side available for the younger children and we would put in another piece of equipment at our own cost to replace the slide.

Cllr Madelaine King-Oakley proposed that the slide should be removed. This was seconded by Cllr Robert Atkins and unanimously agreed.

Following discussion, it was agreed that members should bring their suggestions for equipment to replace the slide to the next meeting. Cllr Tiffany Osborne suggested that something could be put into the Curry Rivel News to see what the children would like.

468). **DEFIBRILLATOR – weekly check lists – volunteers required**

Cllr Madelaine King-Oakley drew attention to the fact that the defibrillator has to be checked every week - switch on the defibrillator to make sure it is working and switch off unless otherwise instructed. Check the pads have not exceeded their expiry date – check the spare pads. Details must

be kept of who carries out the weekly checks and when they are carried out. A monthly check also has to be made. Cllr Tony Greenaway had suggested that a monthly rota was the best way forward. Following a lengthy discussion, Cllr Andy Anderson offered to start off carrying out the checks until an official rota was drawn up. A document giving instructions of what was required was passed to Cllr Andy Anderson for information. The official training course would take place in October.

469). **REPORT REGARDING CLOSURE OF THE LINKS SERVICE**

Cllr Derek Yeomans said that it had been decided that they did not want to provide this service any more. The District Council had sponsored the service with a considerable amount of money and had not been officially informed that it was intended to cease the service. He did not know whether the service could be saved. There were three vehicles which were rather old but still road worthy. They are available for one pound each if someone wished to operate the service but, unfortunately, they have told all the drivers that as from October they will no longer be required.

470). **ELECTORAL REVIEW OF SOUTH SOMERSET**

The independent Local Government Boundary Commission for England is carrying out an electoral review of South Somerset District Council. The review will draw new council ward boundaries across South Somerset. They are asking for evidence about your local area to help decide a new pattern of wards for South Somerset. For more details and interactive maps, visit consultation.lgbce.org.uk or www.lgbce.org.uk

471). **PROPOSAL TO IDENTIFY A SECTION OF THE CAR PARK WHERE RESIDENTS CAN BRING THEIR CHRISTMAS TREES TO BE SHREDDED**

Cllr Madelaine King-Oakley said that last year she had an email just two weeks before Christmas to say that SSDC does a Christmas Tree recycling. If we have an area of land where the residents can take their trees, they will be chipped and the residents can then take whatever chippings they want for their gardens. Following discussion, it was agreed that this was a good idea and suggested that a suitable site would be the car park at Westfield where the cycle track used to be.

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

Cllr Tiffany Osborne said there had been some comments about the motor home down at Westfield Lane. Mr Stoodley has been spoken to and he is going to lodge a written letter of application for it. The agents have been in touch with SSDC and they will submit an application soon.

473). **WAR MEMORIAL RAILINGS**

Cllr Madelaine King-Oakley said she had written to Greg Venn concerning the proposal to install hand railings on the War Memorial. He had sent a picture of the type of hand railing that he considered suitable for the War Memorial. A quotation had been obtained in the sum of £350 plus vat which included the materials and fitting. She was recommending that the hand railing should be installed because Remembrance Sunday was nearing and she had often seen, particularly elderly people, struggling with the uneven steps up to the War Memorial. It was unanimously agreed that the hand railings be installed.

CHAIRMAN_____ DATE_____