ABBAS AND TEMPLECOMBE PARISH COUNCIL
Minutes of the Meeting held on the
10th September 2019

PRESENT Councillors Sarah Webb (Vice Chair), C James, C Hukins, D Seares, Sue Pumphrey, Rachel Badger

IN ATTENDANCE
Approximately 100 Parishioners, Jo Manley, Chris Wilson and Jonathan Orton (Representatives of Origin 3 – Agents for Gleeson Strategic Land), Mr William Wallace (District/County Councillor)

Sarah Webb welcomed everyone to the meeting and explained how the open session would proceed.
There followed a power point presentation by Origin 3, in connection with the proposed development at Manor Farm. A further drop in consultation will take place on Wednesday 9th October, in the Village Hall from 2.30 pm to 7.30 pm. More details on the proposed development will be available. The power point presentation will be made available on the Village/Parish Council website.
After the presentation a Parishioner read out a letter from Lt Col Grierson and Sarah Webb summarised letters received from Mr A Cuss and Mr G Wilson.
A Question and Answer session followed. Some of the comments made were as follows:-

- Look at the Village infrastructure bearing in mind proposed development at West Street as well i.e. capacity at School and Doctor's surgery
- Manor Farm development could generate a further 160 cars
- High Street – no room for provision of a pavement. Situation with regard to the road scheme/HGVs
- Due diligence needs to be given to archaeological investigation in view of the Templars Order and evidence of monasteries on the site of the development. Origin 3 hoped to have representatives at the drop in consultation on the 9th October to address issues of this nature.
- Is there a development plan for the Village so that we do not get to this situation? Sarah Webb explained about the recent work put in towards a Parish Plan and that due to not enough interest has not been taken forward. It is considered that a Parish Plan is not robust enough against planning
- Employment – presently there is only three vacancies showing for Thales. Transport (Bus/Rail services) are not adequate for employment out of the Village. The rail service stops at Yeovil Junction and the bus service is now two hourly and restricted at weekends/evenings
- Cap on number of houses for rural settlements i.e 50. The Manor Farm development is stated as approximately 80 properties
- There are nature issues – location is used by starlings when carrying out their murmuration. This will not be possible when the area is developed
- Is there going to be an entrance off of East Street. Origin 3 stated a pedestrian access will be investigated.
- Is this only Phase 1, is there likely to be further expansion into open countryside in the adjoining fields
- Higher crime rate with more proposed properties

Sarah Webb thanked Origin 3 for the presentation. They confirmed that they would be able to make available a copy of the presentation.

A further open session followed.
Rachel Badger thanked the Parish Council for remembering Steve Badger with a minutes silence at the August meeting.
A Parishioner enquired if it would be possible to have speed camera operators in various locations in the Village to highlight the ongoing problems of speeding vehicles.
A Parishioner acknowledged a letter recently received from the Parish Council. He also referred to a planning application that would be discussed in the meeting at Temple Lane, the comments made previously by the Parish Council and made the following comments:-

- Unsuitable extra property
- A covenant that no house can be put on the site in the future should be include
- The application is only about obtaining a property
- SSDC have no legal obligation to accept a planning application that has been to appeal

1 APOLOGIES FOR ABSENCE
R Cave (Chairman), G Wilson, Paula Batchelor, G Kerry, A Kerry, Mr Hayward Burt (District Councillor).
Sarah Webb read out letters of apologies from R Cave (Chairman) and A Kerry

Rachel Badger had signed and completed her Acceptance of Office form prior to the meeting and had been given a Register of Interests form to complete and return to Clerk.

2 DECLARATIONS OF INTEREST AND DISPENSATIONS

Rachel Badger declared an interest in Agenda item 6 3) Planning – Application no 19/02186/FUL – Rachel's Stables, Temple Lane as owner of the property.

3 MINUTES OF THE PARISH COUNCIL MEETING HELD ON THE 13th AUGUST 2019

It was proposed by C Hukins and seconded by Sue Pumphrey that the draft Minutes, as previously circulated, be agreed as correct and signed by the Chairman.

4 MATTERS ARISING FROM THE MINUTES OF THE MEETING HELD ON THE 13TH AUGUST 2019

None.

5 CORRESPONDENCE

Received since the last meeting as discussed:-

1) Somerset Waste Partnership (SWP) – September 2019. Noted, circulated to Members prior to the meeting.

2) South Somerset District Council (SSDC) – Area East Annual Meeting with Town/Parish Councils/Planning engagement session. Clerk had circulated details of the Planning engagement sessions to those involved with Communications/Planning. The Area East Annual Meeting will take place on the 10th October from 6pm to 8 pm at Churchfields, Wincanton. Members to let Clerk know if they wish to attend.

3) St Margaret's Hospice proposed closure – email dated 18.8.19. Noted. There was no response to the petition. Clerk would make further enquiries to see what way of response they were seeking.

4) Scope – D Rayner – email dated 19.8.19 – Scope are looking for locations to expand their network of textile recycling banks. It was felt that the Village already have this facility via the School and Scouts collections.

5) Somerset Association of Local Councils (SALC) – notification of SALC AGM – Saturday 26th October at the Edgar Hall Somerton 10 am to 3 pm, buffet lunch provided. Two representatives can attend. Please let Clerk know if you wish to attend.

6 PLANNING

1) Determination of Applications

None.

2) Notification of Area East Committee Meeting to be held on the 11th September 2019 at 9.00 am at The Council Offices Churchfield Wincanton (Sarah Webb)

Sarah Webb referred to a planning application which would be discussed in Charlton Adam. They have a community-led plan (The Charltons Community Plan – CCP) which was adopted by the Parish Council in November 2017 and endorsed by the Area East Planning Committee on the 14th March 2018. Unlike Neighbourhood Plans the CCP has not undergone independent Examination and, therefore, does not form part of the statutory development plan. Whilst the CCP is a material consideration it is noted that it can only be afforded limited weight when determining planning applications.

It was noted that Churchfields, Wincanton would be closing in due course.

At this point in the meeting Sarah Webb asked Mr William Wallace (District/County Councillor) to make his report. He reported as follows:-

- Traffic calming scheme – he had messaged Alyn Jones – Somerset County Council (SCC) he would be contacting the Parish Council in respect of their request to have a meeting.
- SCC had 15 apprenticeships starting in the autumn covering all aspects up to Social Workers
- SCC is asking everyone to Stand up for Care by signing their online petition. The petition, which is gathering support across local government and the care sector, calls for cross-party discussions before Christmas to end the financial shortfall in social care.

3) Planning application no 19/02186/FUL – The erection of a timber cabin for use as a starter home with associated landscape works – Land at Rachels Stables Temple Lane Templecombe

Sarah Webb (Chair) asked Rachel Badger to leave the room. Rachel left the table and made the following comments:-

- She had now resided in the Village for 12 years
- The proposed log cabin would be shielded by the hedge which has been added to along with fencing
- Actions had been taken as a result of the appeal Officer's report
- It is estimated, that as an affordable home, it would cost £40.000 to build

Rachel Badger left the room at 8.18 pm

The following comments on the application had been circulated to Members:-

- The odour survey has made it clear that the proximity of the sewage plant should not be considered an issue
- Recent construction of tied properties makes it hard to justify that the proposed dwelling is in open countryside separated from other properties
- The scale of building is appropriate to the settlement and meets a genuine local need
- The building itself is visually low impact and would be in keeping with the existing stable blocks

It was also noted that the applicant is willing to enter into a Section 106 Agreement so that the proposed dwelling remains a starter home in perpetuity.

It was proposed by C James and seconded by Sue Pumphrey that the application be approved. 4 Members were in favour with one abstention.

Rachel Badger rejoined the meeting.

4) SSDC – Review of the South Somerset Local Plan (2006 -2028) – Preferred Options Consultation – update if applicable

The deadline for replies is 5pm on the 18th September 2019. There is a form for completion or an email reply would be acceptable. The Parish Council would submit their reply as circulated at the August 2019 meeting. A copy of which can be viewed on the Parish Council website.
A Parishioner reported that if there is evidence of Yellow Archangel, in a hedgerow, it needs protecting.

PCSO John Winfield joined the meeting

He reported the following:-

- Vehicles are continuing to use Vine Street, which is one way, both ways. He would approach the Enforcement Team to see if they could attend. It was noted West Street and Bowden Road are used as shortcuts. Problems were still being reported of HGVs having to do standing starts on Slades Hill
- It Parishioners have issues to report there is a book available at Westcombe Stores

7 ACCOUNTING MATTERS

Clerk reported that a cheque for £1,200.00 had been drawn prior to the September meeting, as agreed at the August meeting, payable to Templecombe Recreation and Sports Club in respect of the agreed donation towards the overspend in relation to the extension and two fire extinguishers.

1) To approve accounts and sign cheques

It was proposed by Rachel Badger and seconded by Sue Pumphrey that the following cheques be paid:-

Mrs F M Mattock – Donation towards Art Exhibition 5th/6th October in aid of The Alzheimer's Society	50.00
PKF Littlejohn LLP – External Audit fees 2018/19	240.00
Play UK Playgrounds Ltd – work to resurface BMX Track Paint basketball backboard, Fit 2 bolts to Cone Climber and Fit zip slide buffer stop	2,266.80
Templecombe United Reformed Church – Hall Hire 2 x meetings	30.00
J Pratt (Groundsman) – Salary/Expenses August 2019 – Recreation Ground/ Churchyard/Burial Ground	395.44
T J Chapman (Clerk) – Salary/Expenses September 2019	477.27

2) Other

Clerk reported that the Utility Warehouse electricity account, for August, amounted to £18.30
The following interest had been received as at 31.7.19

NatWest Business Reserve Account	-	3.51
NatWest Business Reserve Account (Play Area)	-	0.11

The following monies had been received:-

SSDC – 3years 106 monies – Maintenance Grant – Hillcrest 8,657.02
Clerk reported that SSDC had decided to play as a lump sum the remaining S106 revenue payments for the play area maintenance from the development at Hillcrest (Ref 08/05323/FUL). This represents the last three years of funds currently being held by SSDC.

8 TEMPLECOMBE SCOUT GROUP/SCOUT HUT – C HUKINS

C Hukins reported that due to the summer recess no meetings of the Scout Group Executive Committee took place. The next meeting of the Executive Committee is scheduled for the 17th September at 7.30 pm, C Hukins and Sarah Webb would be attending.

Mr C Rutter had e mailed, on the 19th August, an amendment to the Lease as advised by his colleague in respect of the trustees. The Scout Group's legal adviser was aware and happy with the proposed amendments.

9 VILLAGE HALL

C Hukins reported on the Committee meeting held on the 19th August, which commenced with the AGM. The Accounts as at the 31st December 2018 were reported.

1) Proposed new Lease

C Hukins reported that replies had been received from Mr C Rutter on the following questions in connection with the proposed new Lease:-

- The Parish Council own the freehold
- Do the Village Hall Committee need to be the Trustees in respect of the Charity – Mr Rutter confirmed that the Village Hall Committee should be the Trustees.
- The Village Hall Committee should have a new Lease long lease which will assist with seeking funding for the refurbishment of the kitchen and toilets.

The Committee voted to proceed with the new Lease. The next meeting takes place on the 21st October.

10 PARISH COUNCIL WEBSITE – (COMMUNICATIONS WORKING GROUP)

Sarah Webb thanked D Seares for his contributions towards the Communications Working Group.

The monthly report had been circulated to Members prior to the meeting:-

- The first News Summary was published in August, on the website, social media and various locations in the Village. A further summary will be published in September
- Website page visitor statistics are now being recorded
- Nigel Ferguson has been contacted in connection with obtaining a quote for a shorter domain name and email package

11 HIGHWAY MATTERS

1) Road Scheme/Draft A357 Templecombe Scheme Traffic Review – update if applicable

A Kerry had circulated his report prior to the meeting. There has been no feedback from SCC Highways regarding any conclusion from their assigned resource tasked with responding to the CTP report. Timescale given was September and matter would be chased up in due course.

2) Notice of Prohibition and Restriction of stopping, waiting, loading, unloading an On-street parking – South Somerset Order 2012 (Amendment no 13) Order 2019 (various)

Clerk reported that initially the concerns over the drop kerbs/pavements at Brines Orchard/Yarnbarton were reported to John Nicholson at SCC on the 7th August. After he personally witnessed the issues the matter was passed on to Gary Warren Traffic Engineer SCC. In an email dated 13th August he indicated SCC is in the process of producing an amendment Order for South Somerset and asked for an indication of the areas where yellow lines could be considered. He would then see if SCC could get them added. Clerk had submitted a plan indicating various areas within the Village on the 21st August. A reply had been received from Gary Warren on the 22nd August. He has assessed the areas and would be proposing double yellow lines on the sections highlighted on the plan supplied. He believes this will help to protect the junctions and in turn address concerns about the dropped crossing areas. Not all the marked areas had been included.

Clerk reported that a copy of the notice, dated 5th September 2019, had been received which includes Templecombe. Persons wishing to object to the proposals could do so in writing to the Area Traffic Engineer stating their reasons for objecting no later than 21 days from the publication date of the notice i.e. 26th September 2019. Members discussed the matter and felt the objective of creating better access than currently exists and safer viability in key areas would be beneficial.

3) Other

a) Yarnbarton pavement towards the Station

Clerk reported that SCC Highways indicated that the pavement is showing signs of the slurry seal previously applied now wearing off and the matter will be presented as a footpath scheme for the 2020/21 financial year to resurface sections.

b) Obstruction of traffic light at Combe Hill dip

Clerk reported that SCC Highways stated the signal heads to the traffic lights are acceptable at present. If it the obstruction worsens action will be taken.

c) It was reported that there is a dip in the pavement, outside 41 West Street, which is causing problems for mobility scooter users. Clerk will inspect and report.

12 FOOTPATHS (Report submitted prior to meeting, due to her absence)

a) South Somerset (Footpaths WN29/4, 5, 6, and 7 at Templecombe) – Public Path Diversion Order 2019 – Slades Hill

Paula Batchelor reported that Public Footpath Order had now been issued by SSDC for the diversion of footpaths around the Empire Farm, Throop Road and land around Thales. The proposed changes rationalize and re-route the footpaths so they no longer go through the garden of the Empire Farm, nor through the field at Slades Hill but still provide rights of way to link in with the existing network.

b) Kington View – High Street

Following a complaint about the condition of the footpath at Kington View, that links to the High Street, Paula and Chris Batchelor cut down and removed the bramble growth. The hedge is in need of cutting and it is felt this section of hedge should be added to the list of hedges that the Parish Council has cut by a contractor. It was agreed that the Clerk should contact Andy Greene and obtain a quote.

13 TREE WARDEN'S REPORT

C James reported that he had inspected the Elm tree, in the boundary hedge at the top of the Recreation Ground. It had some signs of discolouration and would continue to be monitored.

14 BURIAL GROUND/CLOSED CHURCHYARD

1) Maintenance of closed Churchyard and Burial Ground – update

Work to reinstate the downpipe had started on the 9th September.

2) Other

It had been reported that the handle on the metal double gates is hard to operate and especially from a mobility scooter. Clerk would seek advice on a possible alternative handle.

15 RECREATION GROUND MATTERS/CHILDREN'S PLAY AREA

A) Play Area

1) Weekly/Annual Play Area Inspection Reports/Maintenance Action Plan Noted.

2) Future maintenance/management of BMX track (G Kerry/Paula Batchelor) – update

The work to restore the BMX Track has now been completed. The track needs to bed in, some rain and normal use will help to achieve this. If needed a further application and compaction with a few tons of fine topping could be carried out, after a prolonged wet period.

3) Other

Simon Williams had also completed the repair work on the basketball backboard, fitted new bolts to the cone climber and fitted the replacement buffer spring to the zip wite.

Paula Batchelor and G Kerry had started to re-validate existing quotes for the replacement cradle swings and would bring a recommendation to the October meeting. A quote for the removal of the existing cradle swings, installation of new cradle swings and making good the wet pour if necessary had been received from Simon Williams (Play UK (Playgrounds) Ltd amounting to £535.00 excluding VAT.

B) SOCIAL CLUB

1) Social Club Report (Sue Pumphrey/D Seares)

D Seares reported that he and Sue Pumphrey had attended the meeting on the 3rd September. Sue Pumphrey had offered to look at the cost of the required fire extinguishers and sourced a 2kg Co2 extinguisher for £25.79 from Budget Fire. The AGM will take place on the 17th September and all are welcome to attend. The present system for membership was discussed and whether as the Village has no pub membership should be removed. It was suggested that the Social Club could use all the resources available to advertise events. It was felt further suggestions to help the Social Club could be consider at the October meeting, after the AGM has taken place and the new Committee formed.

2) Electrical Inspection Report/Fire detection and alarm system – Wessex Response

The following quotes had been received and circulated to Members prior to the meeting:-

Wessex Response – Electrical Test and inspection - £756.00 (excluding VAT)

Wessex Fire and Security Limited – Annual maintenance - £350.00 (excluding VAT)

Members were in agreement for the quotes to be accepted and the work carried out as soon as possible. Clerk had confirmed acceptance of quotes.

C) Other

D Seares reported that the downpipe at the end of the changing rooms needed replacing together with a section of guttering. Clerk to action. A meeting with the Templars Tennis Club has been agreed for Friday 27th September.

16 ANY OTHER BUSINESS/ITEMS FOR AGENDA FOR THE NEXT MEETING ON TUESDAY 8TH OCTOBER 2019 Clerk confirmed that a wreath has been ordered, by J Grierson, for Remembrance Sunday.

It was suggested a Welcome Pack could be put together for new people coming into the Village. A sponsorship could be sought to fund it.