ABBAS AND TEMPLECOMBE PARISH COUNCIL
Minutes of the Meeting held on the
12th November 2019

PRESENT Councillors R Cave (Chairman), Sarah Webb (Vice Chair), C James, G Wilson, Paula Batchelor, C Hukins, A Kerry, G Kerry, D Seares, Sue Pumphrey

IN ATTENDANCE
27 Parishioners – Jonathan Orton, Mark Gillingham (Transport Consultant) on behalf of Origin 3

Chairman commenced the open session and welcomed Origin 3.

J Orton opened with a power point presentation and commented on the Public Exhibition drop in session held on the 9th October (attendance 110). Some of the main points arising from the consultation are as follows:-

- Proposed application aimed at 80 dwellings with all matters reserved except for access
- 70% non-supportive of scheme
- House types, including affordable
- Not in favour of footpath/cycleway on East Street, a play facility or allotments

The Masterplan revisions:-

- Reduce development on eastern side
- Surface water to be dealt with on site
- Include boundary planting
- Remove allotments
- Single storey dwellings to the rear of Templars Barton, also by adjusting position of dwellings allow more standoff distance

M Gillingham (Transport Consultant) commented on the following highway issues:-

- Footway links
- Combine access to the site with the recent application granted for two properties on adjoining land
- Footpath to East Street/increase linkages
- Reference was made to the 2015 traffic calming scheme. He acknowledged that the Village is happy with the crossing and traffic lights but felt there is potential for improvements such as:-
    - Extend the scheme's maximum speed limit to the south and introduce gateways
    - Build outs 1 and 2 remove but leave the dropped kerb sections to retain the pedestrian crossing
    - Build out 3 – retain but make it more conspicuous, remove cycle lane and apply new road surface
    - Build out 4 – introduce parking bays on the approach to tidy up the roadside parking.
    - It is acknowledged that build out 4 offers protection to the front doors of the properties. Remove cycle lane and put in a narrow footway.
    - Area of the High Street where there is no footpath provision apply a visual carriageway edge treatment

A question and answer session followed and the following points were noted:-

- Questioned having a footpath from the site entrance from a health and safety point of view. The minimum width required is 1.5m any decision is a Highways issue.
- It was noted an application in the Village has recently been refused due to no footpath provision
- Somerset County Council (SCC) have not been contacted, so have not seen any of the proposals in relation to the road calming scheme
- Application should be submitted early December
- HELAA 2018 suggested reduced density due to conservation issues (30 dwellings per hectare yields, 78 dwellings – suggested yield 35 dwellings). Proposed application is for 80 dwellings.

Sarah Webb thanked Origin 3 for providing an insight in respect of the proposals for the Manor Farm development.

A Member of the Village Hall Committee gave a report to Members in respect of the proposed upgrade of the kitchen and toilets. Copies were circulated to Members. It highlighted that efforts to obtain grants had been temporarily halted as providers require a lengthy lease. Discussions have opened to obtain a new lease. The Village Hall has been informed that they should obtain their own legal advice in respect of the trustee aspect. The Village Hall Committee are looking to the Parish Council to bear all the legal costs associated with obtaining a new lease so that the capital resources can be preserved for the kitchen an toilet upgrade. The matter would be discussed in the closed meeting that follows.

Chairman referred to the Recording and photography at Council meetings paragraph at the beginning of the Agenda.

1 APOLOGIES FOR ABSENCE

Rachel Badger, Mr. William Wallace (District/County Councillor), Mr Hayward Burt (District Councillor)

2 DECLARATIONS OF INTEREST AND DISPENSATIONS

G Kerry and Sarah Webb declared an interest in respect of Agenda item 6 8) Thales – Slades Hill. Sue Pumphrey declared an interest in Agenda item 6 3) and 6). Paula Batchelor declared an interest in Agenda item 15) – Templars Tennis Club – referred to in Recreation Ground Working Group report.

3 MINUTES OF THE PARISH COUNCIL MEETING HELD ON THE 8TH OCTOBER 2019

It was proposed by Sarah Webb and seconded by C Hukins 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 8TH OCTOBER 2019

None.

5 CORRESPONDENCE

Received since the last meeting as discussed:-

1) E-Mail 3.11.19 – F Mattock – Acknowledgement of donation. Noted. Members thanked Frances Mattock for organising the Art Weekend which was a great success.

2) E-Mail 16.10.19 – J Carr – Templecombe In Bloom 2019. Judges comments had been circulated to Members prior to the meeting. Chairman congratulated the In Bloom group on achieving a Silver Gilt award and their youngest Member, Jack Matthews being awarded the Best Young Grower.

3) South Somerset District Council (SSDC) – Christmas Tree Recycling. Members were in agreement to having a collection point at the Recreation Ground.

4) SSDC – Parish Ranger Scheme – Noted, to be kept on file.

5) National Association of Local Councils (NALC) – Code of Recommended Practice on Local Authority Publicity (England). Update noted.

6) PCSO Timothy Russell – acting PCSO until replacement for PCSO John Winfield is appointed. Noted.

6 PLANNING

1) Determination of Applications

Planning application no 19/02202/ADV – The display of 1 no externally illuminated logo sign, 1 no set of non illuminated letters, 2 no non illuminated fascia signs, 3 no non illuminated free standing signs and 1 no externally illuminated post mounted sign – 3 High Street Templecombe **(Granted)**

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 **(Refused)**

2) Notification of Area East Committee Meeting to be held on the 13th November 2019 at 9.00 am at The Council Offices Churchfield Wincanton (Sarah Webb)

No matters to report.

3) SSDC – Strategic Planning – Consultation on potential Leisure Planning obligations – West Street Templecombe – 19/01604/OUT – Response by Recreation Working Group

Chairman highlighted the main points included in the reply to SSDC – Strategic Planning, dated 29th October, as follows:-

- Wheeled play area – a facility for older children
- Replacement of the toddler multi-unit to a larger model
- Improve the junior climbing frame
- More themed play to encourage role play

4) Letter/Response from Mr S Fox – SSDC – Lead Specialist Planning – Application 19/02517/NMA – non-material amendment to planning approval 18/02738/FUL – Thales

Chairman read out reply from Mr S Fox – SSDC in reply to the Parish Council's letter dated 24th October. He suggested that if light pollution is a problem to contact Thales direct. Sarah Webb would compose an appropriate letter.

5) Communication of SSDC Local Development Plan (A Kerry)

A Kerry had expressed his concerns as he felt there is too much material being made available to potential developers which gives the message that the upgrade of Templecombe to a Village, from a Rural Settlement, is a done deal. The Parish Council, as have more than 30 others, objected to this proposal. Members strongly object to this matter being mentioned in any planning application prior to the consultation ending and the final outcome being confirmed.

It is felt that a letter should be sent to SSDC. A Kerry suggested writing to both William Wallace and Hayward Burt asking them to confirm their support for the Parish Council's and more than 30 resident's position (i.e. reject the change from rural settlement to Village as proposed in the Local Plan). If they are unable to give that support then inform us of their views.

6) West Street Planning Application – Planning Policy Statement (A Kerry)

A Kerry referred to the Planning Balance in the Planning Policy Statement. He felt that the Planning Policy Statement, on the portal, should in his view be challenged and he had done so as an individual. There is still time to do so, A Kerry outlined his points as follows:-

a) According to the existing policies they concluded that the development should not be supported

b) They advised that there was a potential change to a Village which would then enable more development, although limited weight should be given see 5) above this should not be mentioned in an application in 2019

c) They referred to Templecombe having significant employment opportunities due to Thales and their further expansion. In A Kerry's view this would not justify the number of employment positions we would have if all the additional developments went ahead. In the Statement they allowed for in excess of 200 dwellings being built under approvals and plans underway. This would not be sustainable as people would be travelling to jobs in cars because the public transport infrastructure is poor.

d) SSDC could not deliver the necessary number of houses required and, therefore, the presumption of sustainable development in the National Planning Policy Framework (NPPF) would be used.

7) Proposed development at Manor Farm Templecombe – update

Covered in open session.

8) Thales – Slades Hill – update if applicable

Works had now commenced on the site.

7 ACCOUNTING MATTERS

1) To approve accounts and sign cheques

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

Water2business – Water charges 9.4.19 to 14.10.19 – Recreation Ground	526.61
Playdale Playgrounds Ltd – 50% deposit – Replacement Toddler Swing Unit	944.40
Wessex Fire and Security Limited – Fire Alarm and Emergency Lighting Systems inspection – Sports and Social Club – Recreation Ground	420.00
Wessex Electricals (Shaftesbury) Ltd – Test and Inspection – Sports and Social Club/Changing Rooms/Tennis Club – Recreation Ground	907.20
Milborne Port Parish Council – refund for Councillor Essentials Training x 2 – 8.7.19	50.00
Marshall's Metal Frabrications Ltd – repair to hinges – metal pedestrian Gate – Play Area	162.00
Peter Coombes Garden Service – Hedge cutting – road side hedge Vine St	65.00
Somerset Association of Local Councils – Councillor training 19.9.19	25.00
T M Benjafield – Work to replace guttering/down pipe – Changing rooms	46.00
J Pratt (Groundsman) – Salary/Expenses October 2019 – Recreation Ground/ Burial Ground/Churchyard	333.80
T J Chapman (Clerk) – Salary/Expenses – November 2019	487.92

2) Letter 13.10.19 – St Mary's Restoration Fund – B Ford (Chairperson)

Chairman read out letter from Brenda Ford which gave details of the cost of the heating project for St Mary's Church which will cost in the region of £20,000 and would be starting shortly. The next project will be a new servery and toilet but further fundraising will be needed. It was proposed by R Cave and seconded by A Kerry that the Parish Council write back indicating that we would be willing to make a grant in the budget for next financial year 2020/21.

3) Campaign to Protect Rural England (CPRE) – Membership (Sarah Webb)

Members discussed whether the Parish Council should become a member of CPRE. Sarah Webb will research it more and look at agencies that can help us by offering advice and support.

4) Came and Co – Revaluation of Sports and Social Club – quotation

Clerk reported that Came and Co recommended Barrattt Corp Harrington (BCH) to carry out the valuation. A quote of £500.00 had been given based on the current sum insured for the Sports and Social Club. It was proposed by Sue Pumphrey and seconded by D Seares that we should proceed with the valuation as quoted. Clerk would initially check the quotation is correct.

5) Other

Clerk reported that the Utility Warehouse electricity account, for October, amounted to £16.70
The following interest had been received as at 30.9.19

NatWest Business Reserve Account	-	3.30
NatWest Business Reserve Account (Play Area)	-	0.11

The following monies had been received:-
Peter Jackson Funeral Services Ltd – Burial fees for J Bellows deceased - £80.00

a) Review income/expenditure up to 30.9.19

Clerk circulated a summary of accounts as at 30th September 2019.

8 TEMPLECOME SCOUT GROUP REPORT/SCOUT HUT – C HUKINS

C Hukins had circulated his report prior to the meeting. Sarah Webb, on behalf of the Parish Council wished to record their apologies, although not their fault, over the delay in getting the Lease finally approve and signed. The five year time scale will not start until the Lease is fully signed and agreed. Next meeting is on 8th December.

9 VILLAGE HALL

1) Proposed new Lease/Charitable Status/legal fees

Chairman referred to the report given on behalf of the Village Hall Committee. The Village Hall Committee had made enquiries as to obtaining their own legal representation and at the advice of Rutter and Rutter. Under the present Charity Trust Deed the trustees, the Village Hall Committee, would be personally liable for any debt etc. The advice received is to dissolve the Charity Trust and become a Charitable Incorporated Organisation (CIO). Some of this work could be carried out by ourselves but estimated legal fees are £1,200.00 assuming a standard constitution is adopted, any amendments would be liable to a fee of £175.00 per hour. It is, therefore, anticipated total legal fees could be in the region of £2,500 to £3,000. Another option that could be explored is the Parish Council taking the role of Trustees, with the Village Hall Committee carrying on the management. Advice would need to be taken if then the need for a Lease could be replaced with a form of agreement with the Village Hall Committee. It was felt that if the Parish Council met the legal fees for both parties there could be a conflict of interest.

It was suggested that another firm of Solicitors should be approached. It was proposed by R Cave and seconded by A Kerry that an enquiry be made of a firm of Solicitors as to the way forward and how feasible it would be for the Parish Council to become the CIO. It was proposed that each task be considered separately.

10 PARISH COUNCIL WEBSITE –(COMMUNICATIONS WORKING GROUP)

A progress report was circulated by the group prior to the meeting. A Kerry and G Kerry opened a discussion on whether the Parish Council are in favour of supporting an official Facebook page that can be used to notify interested user of new Parish Council information. D Seares felt that perhaps it was an initiative for the future but not now. Paula Batchelor and Sarah Webb also expressed their concerns with using Facebook as a Parish Council. A vote was taken with 4 Members in favour, 4 against and 2 abstentions. The Chairman used his casting vote in favour of taking the matter forward. It was agreed that it Facebook does not work it can be taken down.

a) Mailing list – update

Clarification is being sought as to whether the GDPR requirements for an email mailing list are the same as those for a postal list and will be move forward shortly.

11 HIGHWAY MATTERS

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

A Kerry reported that a reply had been received from SCC. Members discussed the reply but felt that the response did not address the Parish Council's concerns with the scheme and it was agreed a meeting should take place with Cotswold Transport Planning (CTP). It was felt there was no point in meeting until these discussions have taken place. A Kerry would respond to SCC with a holding statement indicating our dissatisfaction with the response and that we are going to take advice from CTP as to how we wish to proceed.

A Meeting to be set up with CTP to discuss a way forward and try to get a realistic view on our expectations and how they can be met. A copy of our letter and response from SCC would be supplied for their consideration ahead of a meeting.

SALC have been asked for advice on the legal status of an appeal decision in a planning matter where the wrong manual has been used prior to the traffic calming installation.

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

Chairman concluded that as the Parish Council backed the plan to put in yellow lines there was nothing further to discuss at this point.

It had previously been agreed to look at it further when the Co-op was up and running.

a) Parking issues/yellow lines

Concern was noted as to how many parking spaces would be affected by introduction of yellow lines.
It was suggested that a sub-group be set up. Initially a special meeting will be held in early January to look at the parking issues and other matters b) and 3) below.

b) Impact of Traffic Calming Review (D Seares)

See above

3) Electric Vehicle charging points (D Seares)

See above

4) Village Christmas Trees – update

Chairman read out the reply received from Phil Smith indicating that the group would not be able to put up lights on the Yew Tree in the Churchyard this year due to the groups commitments.

5) Temporary Traffic Regulation Order (TTRO) – Temporary lane closure – A357 High Street and Easy Street (East Street) – 13.11.19

Information had been obtained from the Bridgwater Office. Traffic lights would be used.

6) Somerset County Council (SCC) – Winter Services 2019/20

Noted. Presently the grit bins were full, SCC will provide salt to replenish grit bins when empty.

7) SCC – RCNSS12321 Temporary road closure – Yenston Hill/Combe Hill – TTRO

Noted. Closure will come in to effect on the 9th December for two days.

8) Other

Clerk reported on the following matters:-

Boundary hedge – Throop Road – Owners have indicated they will be having the hedge cut in January/February 2020

Vegetation growth – Combe Hill dip traffic lights – A works order had been raised and the work would be carried out when resources permit.

12 FOOTPATH

Paula reported the following:-

- WN29/4 Path across Mr Haskett's land coming out onto Throop Road. Mr Haskett has submitted an application to divert the footpath along the western hedge of his field to exit through existing field gate. The consultation process can now begin.
- WN29/21 Path across Mrs Raymond's land coming out onto Bowden Road. Mrs Raymond has submitted an application to divert the footpath along the eastern hedge of her field to exit across two stiles into layby.
- Paula and Chris Batchelor had now walked the footpaths falling within the Templecombe boundary and trimmed around most of the gateways/stiles.

a) SSDC – Public Path Diversion Orer 2019 – Footpaths WN29/4,5,6 & 7 – Empire Farm

On 15th October an Order was sent out to confirm the extinguishing of a set of paths and creation of new ones to circumnavigate the new Thales site and rationalise the paths through the Empire Game Farm.

13 TREE WARDEN'S REPORT

C James reported that he felt strongly that the branch on the Horse Chestnut tree, at the Recreation Ground, should not be removed as suggested to light up the footpath.

14 BURIAL GROUND/CLOSED CHURCHYARD

1) Maintenance of closed Churchyard and Burial Ground – update

a) Condition of trees along driveway

Clerk reported that a branch had fallen off the tree by the noticeboard by the double gates. Also another tree, along the driveway, needed inspecting. C James would have a look at both trees and see what action needed to be taken

b) Dislodged stones – corner wall by Village Hall – update

G Wilson would make the repair when the weather permitted.

2) Other

No matters to report.

15 RECREATION GROUND MATTERS/CHILDREN'S PLAY AREA

A) Play Area

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

Noted.

2) Replacement of cradle swings – update

Various orders have now been placed. The total cost will be £3,859.00, excluding VAT. This includes safety surface, removal and installation costs.

3) Replacement litter bins – upated

Clerk reported that Glasdon could supply a replacement hood for the bin at the BMX track for £67.74; a new replacement hooded Trimline 25 bin would be £95.07, excluding VAT. It was agreed that a new bin should be purchased. The two Topsy 2000 bins, to replace the current ones in the Play Area, amounted to £469.16, including grass fixings and tool, excluding VAT. It was agreed that the purchase of these bins should go ahead**.**

4) Other

The broken hinges on the pedestrian gate to the play area have been repaired. Steven Day had been informed so he can try to adjust the closing speed.

Working Group awaiting dates from the Templars Tennis Club for a follow up meeting.

B) Social Club

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

A copy of the report from D Seares and Sue Pumphrey, on the Committee meeting held on the 6th November, had been circulated to Members prior to the meeting.

2) Electrical Inspection Report/Fire detection and alarm system – Wessex Response – update – Quotations for resulting actions/works that need to be taken

Chairman reported that a quotation for the work, required from the recent electrical inspection report, had been received amounting to £2,517.25 excluding VAT. It was accepted that two further quotations should be investigated but it was important that the work detailed should be carried out as soon as possible and in principle the quotation should be accepted and proceeded with.

A quotation for the work required as a result of the fire detection and alarm system check had yet to be received. It was suggested that we should ask if the work was classed as one lot of work can we have a discount.

C) Other

Clerk reported that she had received an email from A Hearn who was willing to take action on obtaining a defibrillator that could be installed on the Sports and Social Club. A quote had been obtained from BHF Heartstart Somerset amounting to £2,311.00 for a complete package. An electrician had offered to wire in the device free of charge. A Hearn would be willing to attend a Parish Council meeting and provide training. A local family had offered to donate the cost of the device in memory of their late mother. Clerk would write to thank the family for the very generous and kind offer.

16 ANY OTHER BUSINESS/ITEMS FOR AGENDA FOR NEXT MEETING ON TUESDAY 10TH DECEMBER 2019

Councillors D Seares, G Wilson, Sue Pumphrey and Clerk had attended the Annual Town and Parish Meeting at Wincanton on the 10th October. Clerk had attended the SALC AGM at Somerton on the 26th October presentations were given on the Langport River Project, Helping Castle Cary to Mean Business and an update on Somerset Waste Transformation.

Sue Pumphrey reported the following concerns reported to her:-

- Could signage be introduced on the High Street (A357) indicating that the road is narrow and pedestrians are in the road, due to no footpath
- Vegetation growth on the corner of Vine Street/West Street
- Attendance numbers at the School