ABBAS AND TEMPLECOMBE PARISH COUNCIL
Minutes of the Meeting held on the
8th October 2019

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

IN ATTENDANCE
8 Parishioners, Mr Hayward Burt (District Councillor), Mr William Wallace (District/County Councillor)

Chairman welcomed everyone to the meeting and commenced the open session.

A Parishioner enquired who of the Members stands on the Standards and Ethical Committee as he would like to meet to discuss formal complaints.
A Parishioner had written to the Chairman on issues regarding planning and how planning applications are dealt with. His letter would be discussed under correspondence but he highlighted a few of his concerns as follows:-

- Has the Parish Council a Mission Statement
- What is the role of the Parish Council with regard to development matters
- Encouraged to write to District Council but you never receive a reply. There should be a better system to get comments heard.
- He had written to the Parish Council previously but had not had a response
- He had also written to the Planning Ombudsman and forwarded a copy to the Legal Department of the District Council
- The continuing problems with traffic problems on the High Street can only be increased with further development

Sarah Webb expressed her agreement with some of his frustrations and commented that other District Council's do reply with an e mail. She explained that all responses, given by the Village, on planning issues are read and how the Parish Council monitor planning applications. The Parish Council are only a consultee and have no legal right over any planning or development. It is acknowledged that due to the Planning Departments workload they often do not visit application sites. Presumption is in favour of development as there is no five year land supply plan. Often applications cannot be stopped but its impact can be lessened if there is a chance of working with the developer. The comments of the Planning Officer are summed up in a report which goes to the Area East Committee meeting if the application is referred to them.
D Seares stated that many are currently experiencing the same frustrations individually and as a group i.e. Parish Council.
William Wallace commented on how applications are dealt with if they are taken to an Area East Committee meeting and if they are overridden how they are taken to the Regulation Committee. The opinion of the Parish Council is very important to them.

PCSO John Winfield joined the meeting at 7.30 pm. He reported the following:-

- He would be moving to Castle Cary, whilst a replacement is being sought
- Enforcement team have been out on the motorbike monitoring speed
- The School have been taking part in cycling proficiency testing
- There had been further incidents of misuse of the one-way system
- The Police are moving out of their current premises in Wincanton to smaller premises still in Wincanton
- Yeovil Police Station will be knocked down and a new station constructed on the current site. It is their intention to move to the District Council offices whilst the work is taking place
- Two white vans had been reported acting suspiciously in the area

William Wallace further reported that he had chased up Somerset County Council (SCC) in relation to the traffic scheme issues as A Kerry had not received a response to his recent communication. SCC indicated they would be responding but A Kerry had not had a response.
A Parishioner commented on the proposed Manor Farm development and the fact initially it was referred to as a brownfield site and had now been corrected to a Greenfield site. Looking at the HELAA 2018 document there are further spelling and factual errors, there is no guarantee that further mistakes are not being made.

1 APOLOGIES FOR ABSENCE
C James

2 DECLARATIONS OF INTEREST AND DISPENSATIONS

Paula Batchelor declared an interest in Agenda item 7 3) Templars Tennis Club in her capacity as a Member of the Templars Tennis Club. Sarah Webb declared an interest in Agenda item 6 Planning 1) Determinations of Applications as application no 19/02517/NMA relating to a non-material amendment submitted by Thales – Land at Slades Hill.

3 MINUTES OF THE PARISH COUNCIL MEETING HELD ON THE 10TH SEPTEMBER 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 10TH SEPTEMBER 2019

None.

5 CORRESPONDENCE

Received since the last meeting as discussed:-

1) Somerset Association of Local Councils (SALC) – Policy Consultation E-Briefing 09/19 – Independent Review into Local Government Audit (circulated to Members prior to the meeting) – Noted. In some cases if an inspection is carried out the cost of the actual audit could be more than the precept.

2) Somerset Waste Partnership (SWP) – Briefing September 2019. A more expanded kerbside collection would begin rolling out in June 2020, starting in Mendip. This would result in a three weekly collection of the black waste bin. There will also be a reduction in the cost of the green waste bin. The Parish Council would support the Village when the change over takes place, especially with the three week collection of the black waste bin. G Wilson suggested investigating community compost collection facilities.

3) Area East Annual Meeting Town/Parish Councils – Thursday 10th October, Churchfields, Wincanton. D Seares, Sue Pumphrey and Clerk would be attending. G Wilson also wished to attend. Clerk would confirm his booking.

4) SALC AGM – Saturday 26th October – Edgar Hall, Somerton – Clerk to book two spaces.

5) Letter addressed to Chairman – dated 16.9.19 – Democracy in Templecombe. Chairman expressed his sympathy with the Parishioner as the Parish Council have the same frustrations and are treated no differently. Presently Templecombe is experiencing a number of large applications and it is considered this will only keep adding more problems to the roads. Each Parishioners comments, along with the views of the Parish Council, are equally important and can be viewed on the planning portal. It was noted that other District Councils acknowledge e mails etc and include pre-planning discussions within planning applications but the SSDC system does not and the actual portal is not good to use. The Planning Officer's report only goes on to the SSDC website after a decision is made and it can only be seen before if the application goes to the Area East Committee. The report is then only put on the portal 24hrs before so there is little chance it will be swayed. It was felt 7 days would be more appropriate. Sarah Webb explained the Appeals procedure.

Chairman would formally reply to the Parishioner.

Chairman congratulated The Friends of Templecombe Station (FOTS) on Templecombe Station achieving a national award of Best Small Station in the UK.

6 PLANNING

1) Determination of Applications

Application Ref 19/02517/NMA – Application for a non-material amendment to planning approval 18/02738/FUL North and East elevations; revision to cladding line, omission of projecting column cladding and parapet. Reduction tin the extent of glazing. Ommission of brick plinth. Introduction of external rainwater goods. South and West Elevations; revision to cladding line, reduced depth of feature cladding to projecting columns and parapet. Reduction in the extent of glazing – Land at Slades Hill Templecombe **(Application permitted) –** Sarah Webb highlighted the speed that this admendment was processed, submitted 12.9.19 decision made 23.9.19. At this point G Kerry declared an interest in Application no 19/02517/NMA, as an employee of Thales, due to the matter being discussed. It was also noted that given the amendment to glazing it would have been an ideal opportunity to request a dark sky condition to be included. The Parish Council had not been asked to comment. There are still no plans of the bund and amended landscaping posted on the planning portal. Sarah Webb would compose a letter to Simon Fox – Planning Officer SSDC.

2) Notification of Area East Committee Meeting to be held on the 9th October 2019 at 9.00 am at The Council Offices Churchfield Wincanton (Sarah Webb)

Sarah Webb reported the following matters to be included at the Area East meeting on the 9.10.19:-

- Result of Appeal – application no 17/04047/S73A to amend Plot 1 from a single-storey bungalow to a 2-storey dwelling – Land rear of 18 to 24 Westcombe Templecombe
- Application no 19/01379/S73A – Construction of a Photovoltaic Park with associated equipment including access track and cable route (without complying with Condition 2 of planning permission 17/00242/S73A,to extend the operational time to 40 years). Reported due to given proximity to the Village.

- Area East would be meeting with Area South concerning proposed 765 dwellings at Mudford Road, Yeovil. Thought needed to be given to the impact on the hospital, college and other infrastructure. Any comments can be directed to the District Councillors.

3) SSDC – Notification of Appeal – Section 73A application to vary condition 1 (approved plans) of planning application 17/04047/S73A to amend Plot 1 from a single-storey bungalow to a 2-storey dwelling – Land rear of 18 to 24 Westcombe Templecombe

Noted.

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

Sarah Webb reported the following comments:-

- Is an illuminated sign in keeping with Village street scene
- Hanging pub sign will be retained
- Consider light pollution to the flats opposite and impact to High Street as a whole
- Signage along the side of the building will have a visual impact

Members discussed the application and had no objections but would request that the Co-op turn off the lights when the premises are non-trading. It is acknowledged that a Parishioner has expressed concerns in relation to the location of the intended swing sign.

5) SSDC – Review of the South Somerset Local Plan (2006 – 2028) – Preferred Options Consultation – acknowledgement of contribution

Chairman read out e mail dated 25.9.19 acknowledging the contribution made by the Parish Council, which has been given ref ID 381.

6) Proposed development at Manor Farm Templecombe – update

Open Consultation will take place on Wednesday 9th October from 2.30 pm to 7.30 pm in the Village Hall. No application has been submitted and the event will reveal more information at this stage.

7 ACCOUNTING MATTERS

1) To approve accounts and sign cheques

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

South Cheriton Garage Limited – Derv – October 2018 to October 2019	140.00
Elite Playground Inspections – Quarterly operational inspection fee	38.40
J Pratt (Groundsman) – Salary/Expenses September 2019 - Recreation Ground, Churchyard/Burial Ground	318.28
T Chapman (Clerk) – Salary/Expenses – October 2019	425.57

2) Alterations to Bank Mandate

Clerk had prepared the bank mandate form to take A Haskell off as a signatory and add G Kerry, Rachel Badger, Sue Pumphrey and D Seares. It was resolved that the Authorised Signatories in the current Mandate, for the accounts detailed in section 1.3, be changed in accordance with section Authorised Signatories. The current Mandate will continue as amended.

3) Templars Tennis Club – Rent issue – update

G Kerry had circulated notes from the recent rent discussions with the Templars Tennis Club (TTC) and an analysis prior to the meeting. The following points were noted and discussed:-

- The rent level, compared to the other rents received, appears higher
- D Seares commented that he agreed with G Kerry's notes that the current rent is fairly high but was not sure about agreeing a reduction to £30.00 per annum. He felt the TTC needs to be more proactive in trying to attract new members.
- Paula Batchelor agreed that the Membership is low and the TTC are trying to encourage membership where they can. Currently with only 15 Memberships they cannot afford to pay the rent and an increase may well lead to the demise of the club. If this was to happen the Parish Council would have the courts back, left unused, and be liable for their total upkeep.
- D Seares offered website space to help advertise the TTC and its facilities.
- It was proposed by G Kerry and seconded by Sarah Webb that the rent charged to TTC be reduced to £30.00 per annum and to offset the above change reduce the maximum yearly maintenance grant to £500.00. All Members present were in agreement.

- The Recreation Working Group was asked to draft, together with the TTC, a written agreement to capture both the responsibilities of the Parish Council and those of the TTC going forward. Once drafted the agreement would be presented at a future Parish Council meeting for discussion/formal acceptance.

4) Other

Clerk reported that the Utility Warehouse electricity account, for September, amounted to £20.73
The following interest had been received as at 30.8.19

NatWest Business Reserve Account	-	3.19
NatWest Business Reserve Account (Play Area)	-	0.10

The following monies had been received:-
Templecombe Sports and Social Club - £1,006.99 (Rent 2019/20 - £491.00 Water refund £515.99)

8 TEMPLECOMBE SCOUT GROUP/SCOUT HUT – C HUKINS

C Hukins reported that the Executive Committee had met on the 17th September. The Group Cub Leader reported that the Lease had still not been released and that the Group is unable to apply for any funding until the Lease is finalised. The Group wanted to know if the delay would affect the 5 year maximum time to start of building as it was assumed the time span would commence from the day the Lease became active. R Cave suggested that the 5 years should run from the registration date of the Lease. All Members present were in agreement. Clerk would write to the Scouts to inform them and apologise for the delay. The Executive Committee meet again on the 22nd October.
Clerk reported that she had spoken to C Rutter who stated that the Lease had been sent off to the Land Registry for registration but the Land Registry has asked for consent from the Church to dispose. He has now had to go back to Mr C Jones, Harris and Harris Solicitors for the Diocese, to obtain the necessary consent. The Land Registry does not require a restrictive covenant as the Scout Hut is remaining as a Scout Hut. C Jones costs for this work will be £255.00 plus VAT. This action is to protect the Church in respect of the gifted land to the Parish Council when the burial ground was acquired.

9 VILLAGE HALL

C Hukins reported that the next Committee meeting is scheduled for the 21st October.

1) Proposed new Lease

Clerk reported that she had spoken to Mr C Rutter. He indicated that he had started to draft the Lease and Trust Deed. As it would be a new Trust Deed he felt that the Village Hall Committee should seek their own legal advice and made a recommendation. Also the Village Hall Committee will need to obtain consent to dispose from the Diocese, like the Scouts, which will amount to a similar fee in the region of £255.00 plus VAT. He required confirmation on the following points:-

- Length of the Lease – 60 years had been agreed
- Amount of rent – it was agreed that this would remain the same - £30.00 per annum
- Repairing provision – it was agreed that the Parish Council would be responsible for the exterior and the Village Hall Committee the interior.
- Confirmation of who will be responsible for the legal fees – to be confirmed.

10 PARISH COUNCIL WEBSITE – (COMMUNICATIONS WORKING GROUP)

A Progress update had been circulated by the Communications Group prior to the meeting.

a) Mailing List

Members discussed the setting up of an electronic mailing list. Such a list would enable subscribers to receive regular updates, minutes and agendas. It would be necessary for the subscribers to complete a consent form to comply with GDPR and Data Protection issues. Members had no objections to a mailing list being set up.
D Seares felt there should be more reference to the website to encourage people to use it.
Contacting the web hosting provider is continuing to be difficult, thought may need to be given to considering switching to a new supplier. The Communications working group is aiming to have a prototype re-design of the website available by Christmas. This will be based on the same Wordpress package that is currently in use.

b) Christmas newsletter

It is felt that the monthly highlights summary has taken over from a newsletter.

11 HIGHWAY MATTERS

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

A Kerry had circulated an update to Members prior to the meeting. He reported that no substantive feedback to the report or our request for a meeting had been received and this is consistent with the poor response to our concerns experience since 2015. Councillor William Wallace had followed up on the lack of response after the last meeting as promised and he explained that A Kerry would have had a response in time for the meeting. A Kerry confirmed that there had been no response in time for inclusion in the meeting.

Councillor Wallace also informed the meeting that according to his knowledge of the situation the response was unlikely to be positive. A Kerry felt the Parish Council should write to Somerset County Council (SCC) stating what we want from the report. More problems will be encountered with development at Henstridge and Stalbridge. If Villagers are encouraged to write to SCC it would raise the public profile.

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

Copies of the plan and notice had been circulated to Members. Clerk reported that G Warren – Traffic Engineer SCC had indicated that 26 objections had been received to the proposed yellow lines. He had spoken to his Traffic Manager seeking advice as to how to proceed. The following options were put forward:-

- There is no issue the yellow lines are put in to protect the junctions and drop kerbs to comply with the Highway Code as per the Order
- Some of the yellow lines could be put in
- None of the yellow lines are put in
- H bars markings could be used at the drop kerbs

Members questioned if the yellow lines were put in if they would actually be policed and would the H bars be sufficient. After the options were discussed it was proposed by R Cave and seconded by Sarah Webb that the yellow lines should be put in as per the Order. 8 Members were in favour.

3) Village parking – e mail dated 12th September 2019

Chairman read out an e mail received from a Parishioner concerning parking issues which would be taken into account when the issue of parking in the Village is discussed at a future date.

4) Village Christmas trees – update

It was suggested that lights could be put in existing trees in the Village, in particular the yew tree in the Churchyard adjoining Church Garth. Clerk was asked to contact Phil Smith to see if the Christmas Tree group would be happy to put the lights up if it would be possible to use an existing tree.

5) Other

a) Low branches/overhanging trees – School Lane car park

Clerk reported that SCC records show this area as within SSDC amenity maintenance. Funding for tree maintenance was removed from SCC to SSDC some years ago. Matter had been passed to the SCC arborist for investigation/clarity/long term maintenance requirements. In the meantime an inspection would be carried out to identify which lower branches needed to be removed as an interim measure.

b) Hedge cutting – passageway to Kington View/Merthyr Guest Close – quotation dated 17.9.19

Clerk reported quotation received from Andy Greene Garden Maintenance for the sum of £110.00 to cut back hedge and remove all waste. Members were in agreement to accept the quote.

c) Paula Batchelor reported that the cycleway footpath at the Combe Hill traffic lights had become overgrown with vegetation. Clerk would report matter to Highways.

12 FOOTPATHS

Paula Batchelor reported that J Grierson would be meeting with Vicky Taylor – Rights of Way Diversion Officer to look at the two diversion applications that he had submitted. There is currently a 12-18 month delay on dealing with Rights of Way applications. The applications are as follows:-

- WN29/4 – Land bordering Throop Road to the north. Proposal is to re-route the footpath along the westerly border of the field to be able to exit from the existing gate instead of going across the middle of the field where walkers would have to go through the Parishioners garden to exit on to Throop Road
- WN29/21 – This is on land south of Bowden Road, near Newleaze Farm. The proposal to use the existing stiles from Bowden Road and re-route the footpath along the easterly boundary of the field instead of crossing the field diagonally from the barn conversion

Also reported /WN29/2 – Paula and Chris had cleared a section of this footpath which is adjacent to the railway line and provides one of the pedestrian links between Throop Lane and Temple Lane across the railway line.

It was noted that the footpath across the Recreation Ground is uneven. Further investigations will be carried out as to the responsibility for this footpath.

13 TREE WARDEN'S REPORT

In C James absence there was no report. Paula Batchelor reported that if a branch from the horse chestnut tree is removed it would make the Social Club more visible when you are approaching it from the Yarnbarton direction.

14 BURIAL GROUND/CLOSED CHURCHYARD

1) Maintenance of closed Churchyard and Burial Ground – update

a) Annual work at Churchyard/Burial Ground – quotation dated 17.9.19

Clerk reported that the quotation from Andy Greene Garden Maintenance, for the annual work, amounted to £655.00. Members were in agreement to accepting the quotation.

b) Dislodged stones – corner wall by Village Hall

G Wilson had looked at the dislodged stones and would be able to deal with this.

2) S Folkes Memorials Limited – new memorial S J Badger

Details of the memorial were noted and approved.

3) Other

Clerk reported that the opening of the double gates to the Churchyard had been looked into to see if they could be made easier for people with disabilities to open and close.

15 RECREATION GROUND MATTERS/CHILDEN'S PLAY AREA

A) Play Area

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

Paula Batchelor reported on the quarterly inspection report carried out by Elite Playgrounds which had been circulated to Members prior to the meeting. It was noted that the pedestrian gates, to the play area, were shutting too fast. Elite Playgrounds would be asked to adjust them. There are a few other issues that Paula Batchelor would deal with.

2) Replacement of cradle swings – update

Recreation Ground Working Group report for October had been circulated prior to the meeting. Members discussed the various options available for the replacement cradle swings as per the report. It was proposed by R Cave and seconded by Rachel Badger that a maximum budget of £4,500.00 be given and to leave the final decision with the working group. All Members present in agreement.

3) Replacement litter bins – update

Clerk reported the following options and prices:-

Topsy 2000 – comes locked or unlocked, various colours, £153.23 plus VAT

Ground lock system for grass installation £68.25 plus VAT, tool would be £26.20 but it is thought the Parish Council have one from a previous installation of this nature.

Hooded trimline 25 – plastic £95.07. Liners are available – plastic £14.42 or metal £22.52. A replacement hood is available.

Clerk would speak to the Groundsman to see whether the current bin at the Recreation Ground is either the locked or unlocked version and speak to the suppliers, Glasdon, as to the locking system.

4) Other

No matters to report.

B) Social Club

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

Prior to the meeting D Seares had circulated Minutes from the AGM held on the 17th September and the Committee Meeting held on the 1st October. The fire extinguishers had now been ordered. Virador had visited the Social Club and were very impressed with the extension. Due to the proposed closure of the landfill site at Dimmer Virador may only be able to offer grants for a further six months.

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

Clerk reported that the electrical inspection will be carried out on the 10th/11th October and the alarm system test on the 16th October. Clerk to contact Wessex Response to request reports are sent to the Parish Council.

C) Other

No other matters.

16 ANY OTHER BUSINESS/ITEMS FOR AGENDA FOR THE NEXT MEETING ON TUESDAY 12TH NOVEMBER 2019.

Chairman gave a vote of thanks, on behalf of Members, to Frances Mattock for organising a very successful Art Exhibition.

The Environmental Group would be shortly reporting back to the Parish Council on the following issues:-

- Existing state of the Village sewerage system in light of future planning applications
- Archaeological /fauna flora issues