ABBAS AND TEMPLECOMBE PARISH COUNCIL
Minutes of the Meeting held on the
9th October 2018

PRESENT Councillors R Cave (Chairman), Sarah Webb (Vice Chair), C James, G Wilson, C Hukins, Rachel Badger, A Haskell, A Kerry, S Badger

IN ATTENDANCE
8 Parishioners, Mr Hayward Burt (District Councillor)

Chairman welcomed the Parishioners and Mr Hayward Burt and commenced the open session.

A Parishioner commented on planning application no 18/01597/FUL – Diversification to allow campsite – Temple Lane. The following points were made:-

- Restrictions of Temple Lane
- Speed and influx of traffic
- Security and noise issues

The applicant was present and reported that pre-planning advice had been taken and no recommendations made. A traffic test is not related to the campsite area. It was noted the proposed campsite would be in a 60 mph limit area.
Sarah Webb expressed the value of Parishioners opinions, with regard to planning applications. Comments can be submitted by letter, e mail or the SSDC planning portal. Guidelines are on the Parish Council website. The comments of the Parish Council are counted as one submission.
A local resident had submitted a proposal, following a survey he had carried out within the Village. It covers two issues namely the Recreation Ground and the possibility of Templecombe having a Parish Plan. He was happy to answer any questions and would like to take the proposal forward. Matter would be discussed further during the meeting.
Hayward Burt commented on the present situation with the trains from Templecombe. The planning application for Collingham Close had gone through after going before the Regulation Committee. He thought that one of the Thales applications could be two starred and would go to the Regulation Committee.

1 APOLOGIES FOR ABSENCE
J Grierson, Paula Batchelor, Mr William Wallace (District/County Councillor)

2 MINUTES OF THE PARISH COUNCIL MEETING HELD ON THE 11th SEPTEMBER 2018
It was proposed by Sarah Webb and seconded by C James that the draft Minutes, as previously circulated, be agreed as correct and signed by the Chairman.

3 DECLARATIONS OF INTEREST AND DISPENSATIONS
A Haskell declared an interest in Agenda item 7) Templecombe Scout Group Report. Sarah Webb declared an interest in Agenda item 5) Planning – items 8) 9) and 11) Slades Hill. A Kerry declared an interest in Agenda item 14) Highway Matters 1) Road Scheme – update (Dispensation). Rachel Badger declared an interest in Agenda item 5) Planning – items 8) 9) and 11) Slades Hill, as an employee of Thales.

4 CORRESPONDENCE
Received since the last meeting as discussed:-
1) Recycle – SWP Monthly briefing – September 2018 – Circulated to Members prior to meeting.
2) Citizens Advice South Somerset – Acknowledgement of donation. Noted.
3) Community Council for Somerset – Press Release – Village Agents. The Community Council for Somerset (CCS) have successfully secured a third round of Big Lottery Funding for Somerset Village Agents. The grant will provide additional funding for a further 3 years and will enable CCS to expand the scheme across the whole of Somerset. A Kerry to put on website.
4) Campaign to Protect Rural England – Invitation – Affordable housing to keep our countryside alive plus CPRE Somerset AGM. 25th October – Glastonbury. S Badger indicated that he would like to attend. Two places booked.
5) SALC – Improving Health and Wellbeing in Your Community – 16th October in Somerton. Noted.
6) SSDC – Gambling Act 2005 – Consultation on draft Statement of Principles. Noted, it was felt little change had been made.
7) Templecombe In Bloom – letter dated 5.10.18. Chairman read out the letter from Eileen Bate to Members. Presentation Day for South West in Bloom had taken place at Westlands, Yeovil on the 4th October. The Templecombe in Bloom Group has been given a Silver Gilt Award and were also put forward for the Best New Entry Award, which covers entries from the whole of the South West of England, and came runners up. Clerk to reply with the congratulations of the Members.
8) Somerset Prepared – Community Resilience Day – 25th October 10.00 am to 4 pm Junction 24, Sedgemoor Auction Centre. Two places had been booked. R Cave and J Grierson would be attending.

9) Friends of Templecombe Station (FOTS) – Chairman reported that the group had now produced a monthly newsletter, circulated to Members prior to meeting. He congratulated them, on behalf of the Parish Council, for their recent highly commended award in the National Rail Awards 2018 – Best Small Station Category. They also grained a Level 5 – Outstanding from the Royal Horticultural Society Awards – South West. Clerk to reply with the congratulations of the Members. A Kerry to put on website.

10) Statement from Gigaclear. Noted.

5 PLANNING

1) Determination of Applications

None.

2) Notification of Area East Committee Meeting to be held on the 10th October 2018 at 9.00 am at The Council Offices Churchfield Wincanton (R Cave)

No matters to report.

3) Planning application no 18/02571/FUL – The use of existing building as B2 General Industrial use (retrospective) and the erection of two extensions to commercial building – Newleaze Farm Bowden Road Templecombe

Sarah Webb reported to Members the following points in connection with the above application:-

- Change to B2 General Industrial use (retrospective)
- Application has no effect on neighbours
- Provides local employment
- Appropriate extensions to scale/re-use of building
- In line with EP4

Members discussed the application and raised no objections.

4) Planning application no 18/02560/FUL – The erection of a single storey rear extension – 59 West Street Templecombe

Clerk reported that the Planning Officer had informed her that the Applicant would be amending the plans and had requested an extension of time in order to get them sent in rather than withdrawing the application. A new 21 day consultation period will begin when the amended plans are submitted.

5) Application no 18/02601/FUL Conversion of double garage to form a dwelling – 7 Vine Street Templecombe

Members discussed the above application and made the following comments:-

- The garage was built after the property and it was felt the proposal would lead to a precedent of using a garage to be converted into a property
- It is noted that a section of garden would be converted to provide parking. This area is subject to congestion at times with parked cars.
- As garden is being used to form hard standing run off may be a concern
- Members took a vote and were unanimously against the application

6) Application no 18/01597/FUL – Diversification to allow campsite with associated infrastructure – Land at Templars Farm Temple Lane Templecombe

Members discussed the above application and made the following comments and observations:-

- It was noted there is an Agricultural tie on the property and the proposed campsite is not an agricultural function. Would the proposal dilute the tie.
- Impact to the road, the road is used by walkers, runners, horse riders. The increase to the volume of traffic accessing the proposed campsite
- Number of pitches (10) on a two and a half acre site
- A brown field site that could in the future lead to houses. Low lying land and wet at certain times of year
- Why the diversification, no business plan. Is there sufficient land for a campsite business and would it leave enough land for agricultural purposes
- Would it benefit the Village – what would it bring to the Village
- S Badger read out a report highlighting various issues including the following:-
- No traffic assessment carried out or odour assessment bearing in mind the sites close location to the sewage works
- C class road with a 60 mph speed limit, no speed survey carried out. Is the visibility splay sufficient?
- Vehicles would need to be used to obtain supplies. Extra storage would not be needed as there is already sufficient on the farm.

Chairman drew the discussions to a close and the following response would be made to application no 18/01597/FUL
At a meeting of the Parish Council, held on the 9th October 2018, Members discussed the above planning application and are opposed to it (5 against, 1 abstention, 2 declared an interest and did not vote). Councillors have the following concerns:-

- The diversification from the agricultural farm business to the non-agricultural activity of a campsite. The question of the agricultural tie already on the property was raised.
- the impact on the road and the envisaged increase in the volume of traffic that would be generated by users of the proposed site
- the impact of the associated infrastructure on the area
- if the property was subsequently sold and the proposed campsite is seen to be a 'brown field' site it could result in a application for houses

7) Application no 18/02200/FUL – The demolition of existing agricultural buildings and the erection of a dwelling with holiday let annexe together with installation of land drainage – Down Throop Throop Road Templecombe
Members discussed the above application and made the following comments:-

- It is felt the use of the annexe as a holiday let represented a viable business
- The applicant was present and explained that the barn is approximately 400 years old. G Wilson felt strongly that an effort should be made to retain it. The applicant explained that the foundations cannot support any further building and under pinning is not financially viable. The bricks and tiles would be reused. The barn is in disrepair and at present unusable.
- It is generally felt that the proposed plans would be a good use of a historical building and a realistic use of an existing site
- The usual condition with respect to damage to road surface during construction to be included
- A vote was taken with 6 Members in favour, one against and one abstention.

8) Application no 18/02738/FUL – Erection of manufacturing building (Use Class B2) and associated development including construction phase access/roadway (temporary), car park/yard area, perimeter security fencing, external plant and landscaping works – Land at Slades Hill Templecombe
It was agreed to hold an additional Parish Council meeting on Wednesday 17th October 2018 at 7pm in the Village Hall to discuss the above planning application.

9) Application no 18/02739/OUT – Outline application for residential development comprising up to 70 dwellings and associated open space, landscaping works and area for school expansion together with new access and drainage infrastructure – Land at Slades Hill Templecombe
It was agreed, as above, to include the above application at the additional Parish Council meeting to be held on Wednesday 17th October 2018 at 7pm in the Village Hall.

10) SSDC – Community Infrastruture Levy – Summary guidance for Parishes (Circulated prior to meeting)
Noted. It was felt this item would tie in with Agenda item 13 – Templecombe Act Together – Proposal.

11) Slades Hill development/Slades Hill 106 Agreement – update
As the Thales planning applications are new applications the previous 106 Agreement will now be redundant.

6 ACCOUNTING MATTERS

1) To approve accounts and sign cheques
It was proposed by A Kerry and seconded by C James that the following cheques be paid:-

South Cheriton Garage Limited – Derv October 2017 to September 2018	112.00
Proludic Limited – Buffer and fittings for zip wire	163.34
J Pratt (Groundsman) – Salary/Expenses September 2018 – Recreation Ground/ Burial Ground/Churchyard	357.41
T Chapman (Clerk) – Salary/Expenses – October 2018	389.91

2) Other
Clerk reported that the Utility Warehouse electricity account, for September 2018, amounted to £23.18.

7 TEMPLECOMBE SCOUT GROUP REPORT/SCOUT HUT – C HUKINS
C Hukins reported the next meeting would take place on the 16th October 2018.

1) Scout Hut proposals – update
Clerk would contact Mr C Rutter to obtain an update.

8 VILLAGE HALL – A HASKELL/C HUKINS

A Haskell reported that the next Village Hall Committee meeting is due to take place on the 15th October.

1) Proposed replacement of oil tank – update

Clerk reported that a revised quotation had been received from Darch Oil to include a tank with a top outlet and a tiger loop, with associated pipe work, amounting to £2,220.00 excluding VAT. Work is scheduled to start on the 23rd October and completed on the 25th October.

9 TEMPLECOMBE COMMUNITY EMERGENCY PLAN – UPDATE (J GRIERSON/R CAVE)

Chairman referred to the comments J Grierson had made. He intended to forward a draft of the Emergency Plan to A Kerry for inclusion on the website. He intends to make a number of improvements to it and have a two page document that could be distributed throughout the Village.

Initially it was felt comments could be made on the plan once it had been put on the website. A Kerry reported that he had circulated the draft version and asked that comments be made to J. Grierson.

10 REQUEST FOR DEFIBRILLATOR AT RECREATION GROUND – UPDATE

Clerk had supplied details of costs etc to the Sports and Social Club. They indicated that they did not have funds due to the proposed works to join the two buildings together. Clerk had established that there is a grant available. Members suggested the costs be included in next year's budget.

11 HOUSING SURVEY – (Information received since the September meeting) – Update

Clerk had received information from Henstridge Parish Council and it may be possible to obtain a grant. This issue may tie in with Agenda item 13 for future investigation.

a) Planning for the Future of your Community – 1.11.18 2-5 pm Edgar Hall Somerton

Clerk and R Cave would be willing to attend. Two places would be booked.

12 PARISH COUNCIL WEBSITE – UPDATE

A Kerry reported that he was continuing to update the website with information supplied.

13 TEMPLECOMBE ACT TOGETHER – PROPOSAL (G KERRY) (circulated prior to the meeting)

Members had all seen a copy of the proposal submitted by Mr G Kerry prior to the meeting. Chairman reported that the proposal could be separated under two headings as follows:-

- Parish Plan/ Neighbourhood Plan. A Neighbourhood Plan covers a wider remit.
- Recreation Ground

Chairman suggested setting up a meeting with the Looking forward Group and Mr G Kerry. Chairman thanked Mr G Kerry for the work that he has put in to conducting a survey and producing a proposal for consideration.

14 HIGHWAY MATTERS

1) Road Scheme – update

A Kerry had circulated a Traffic Calming update prior to the meeting the main points are as follows:-

- SCC had indicated they would produce a draft in connection with the proposed review based on the SIS application. A Kerry had commented that the plan is to review the whole system from start to finish.
- Build out 3 – all the bollards had been knocked out by a van. The sockets for the bollards are damaged. No reflector bands on any of the bollards. SCC will arrange for an inspection of the bollards and reflective banding
- A potential accident caused by a motorbike driving through the space between build out 4 and the front doors of the cottages has been reported to SCC. The space is designed to allow cycles to avoid waiting at build out 4. Some road markings are missing, awaiting action.

The latest update is available on the Parish Council website.

In response to the Village website enquiry A Kerry had responded with the full approval of the Parish Council.

2) Community Speed Watch in Templecombe – update (if applicable)

No issues to report.

3) Request for dog bin in Throop Road – update

Clerk had contacted SSDC and Chris Cooper had indicated he was processing the request. Members are in agreement to the Clerk purchasing a dog bin, like the one installed at East Street, when the location is confirmed by SSDC.

4) Installation of dog bins – Lily Lane/East Street

Clerk reported that the dog bin on East Street had now been installed. C Mintern had quoted £150.00 to install a dog bin and it was agreed to ask him to install the new dog bin for Lily Lane.

5) Missing fingerpost – Junction of East Street/High Street – update if applicable

a) Letter from L Capozzoll – fingerpost maintenance

Noted.

6) SCC – Temporary Road Closure – Church Hill – 30.10.18

Noted. Pedestrian access would not be affected by the road closure.

7) Village Christmas Trees 2018

Clerk reported that a balance sheet for 2017 had been received. The Members were in agreement to making a donation of £300.00, as in previous years, for 2018. Members did question the location of the big tree and felt it should be in a more prominent location. It was suggested it could be put on the grass area at the entrance to Manor Close, off of Bowden Road.

8) Other

Chairman reported that SCC would not be supplying bags of road salt and would not be re-filling the grit bins. There would also be some roads that would now not be salted. J Grierson had started to check the grit bins. Salt could be purchased from SCC. The Parish Council would probably have to purchase some salt to top up what we currently have. Recently the wall surrounding the Yew tree had sustained some damage due to a vehicle colliding with it and some re-pointing would be required. So further damage had been caused to the wall of a private residence and the matter is currently been dealt with through their insurance company.

15 FOOTPATHS

In J Grierson's absence Chairman reported that new footpath and bridleway markers had been received and would be renewed where required. Mr Haskett's application had been submitted but a response would not be expected for a long time.

16 TREE WARDEN'S REPORT

a) Overhanging trees – School Lane/School Lane Car Park

Clerk reported that an e mail had been received from Thales as an incident had occurred with a delivery HGV hitting the overhanging trees on School Lane. They had asked if the canopy of the trees could be cut back. Clerk had e mailed Phil Poulton at SSDC and had also asked if the trees over hanging the parked cars in School Lane car park could also be trimmed back.

b) Report of Japanese Knotweed growth

A Parishioner had report Japanese Knotweed growing on the boundary of the Mendip Flats. Clerk had asked Phil Poulton SSDC for advice.

17 BURIAL GROUND/CLOSED CHURCHYARD

1) Maintenance of closed Churchyard and Burial Ground – update

Clerk reported that she had spoken to Andy Greene and he confirmed that he could carry out the required work in the burial ground and Churchyard. In 2017 he quoted £615.00 and he felt the costs would remain the same for 2018.
The three dead trees, on the grass area in the Burial Ground, had been cut down.

2) Other

Clerk reported that she had met with Mr John Gartell to view the cracks along part of the pathway leading from School Lane steps to the Church. He felt there is probably no land slippage and the boundary wall was in a good condition. He said that the cracks should be monitored and to prevent the rain going in them bitumen could be poured into the cracks. Clerk would contact C Mintern to obtain a recommended roofer.
It was noted the spoil heap in the burial ground would need moving. G Wilson said that he could deal with it and A Haskell volunteered to help him.

18 RECREATION GROUND MATTERS/CHILDREN'S PLAY AREA

A) Play Area

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

Play Area Inspection Report 2018 had been circulated to Members. A Kerry would put a copy on the website.

a) Equipment painting – update

Clerk reported that Paula Batchelor had indicated she was awaiting quotes from A Greene and S Day – Elite Playground Inspections. A quote for the equipment painting had now been received from Elite Playground Inspections, amounting to £615.00 excluding VAT. Members were in agreement that the work should now go ahead as per the quote received from Elite Playground Inspections. During inspections it had been noted that the wooden frame for the cradle swings may only last another 12 months so it was not worth treating.

b) Replacement of lift out wooden post/replacement slat for wooden seat – update

Clerk reported that Chris Batchelor was organising the welding for the frame.

c) Hedge cutting – Vine Street boundary hedge – Quote from Peter Coombes Garden Services – update

Clerk had carried out an inspection of the hedge with Chris Batchelor. It was felt due to the growth and height of the hedge the top and recreation side could be cut with the hedge cutter. Peter Coombes could then deal with the Vine Street side.

d) Hedge cutting – hedges to the south and west on Recreation Ground – (update)

Clerk and Chris Batchelor had walked the boundaries from the extra car park area to the tennis courts and it was felt that the hedge cutter could access this area and would be able to deal with the bramble growth. Anything the hedge cutter could not reach would be cut back afterwards.

e) Other matters needing action – if applicable

None.

B) Social Club

1) Social Club Report (C James/S Badger)

C James reported that funds are up and bills paid.

2) Proposed extension to buildings at Recreation Ground – update if applicable

Chairman reported that grant applications had been submitted to Virador for £2,000 and SSDC for £2,000

1) Match funding for Social Club extension

Chairman reported that the SSDC grant would require matching from the Parish Council. It was agreed to match fund up to the sum of £3,000. It was suggested that public toilets could be incorporated.

c) Other

No matters to report.

19 COMMEMORATION OF THE 100 YEARS ANNIVERSARY OF THE END OF WW1 IN NOVEMBER 2018 – UPDATE

G Wilson reported that his book would be published by Thales. He outlined the activities. The Scouts would be providing a BBQ.

i) Proposed firework display – Insurance Co requirements

G Wilson had given Clerk insurance paperwork from the provider of the fireworks. He would make sure the Village is made aware of the fireworks.

20 ANY OTHER BUSINESS/ITEMS FOR AGENDA FOR THE NEXT MEETING ON THE 13TH NOVEMBER 2018

A Kerry asked for a financial update to be included in the November meeting.

The Minutes are available on the Parish Council website www.abbasandtemplecombepc.org.uk