ABBAS AND TEMPLECOMBE PARISH COUNCIL
Minutes of the Meeting held on the
11th OCTOBER 2022

PRESENT Councillors R Cave (Chairman), C Hukins, , D Seares , A Kerry, S Hood, D Savage, P Bassett, G Wilson

IN ATTENDANCE
2 Parishioners

Open Session – No reports

1 APOLOGIES FOR ABSENCE
Mr Hayward Burt (District Councillor), Mr William Wallace (District Councillor), Sarah Dyke (County Councillor) C James, Nicola Clark (County Councillor), S Webb

2 DECLARATIONS OF INTEREST AND DISPENSATIONS
D Seares and S Hood declared an interest in the Slades Hill development. A Kerry declared an interest in Agenda item 12.

3 MINUTES OF THE PARISH COUNCIL MEETINGS HELD ON THE 9th AUGUST 2022
It was proposed by C Hukins and seconded by P Bassett 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 9th AUGUST 2022
None.

5 CORRESPONDENCE
Received since the last meeting as discussed: -
1) Somerset County Council Reports – September/October 2022 – Cllr Sarah Dyke and Cllr Nicola Clark – Noted
2) South Somerset District Council (SSDC) – Local Community Network (LCN) Consultation – Re-issue of Briefing Packs with updates/Somerset Community Conference 4.10.22 (Chairman/Clerk) – To be covered under Agenda item 9
3) Highway Services liaison SCC – Notification of absence of Mr J Nicholson – Noted his absence due to providing cover in the Mendip and Sedgemoor District areas would run until December. He would be dealing with any existing matters.
4) PCSO Tim Russell – Retirement email dated 31.8.22 – Noted, Templecombe will now be covered by PCSO Daniel Humphrey.

6 PLANNING

1) Applications (if applicable – received since publication of the agenda that require a decision prior to the next meeting)

a) Application no 22/00762/COL – Certificate of Lawfulness for existing use: Erection of a Borehole shed, timber/fencing store, straw bedding store. Chicken/turkey fattening shed, tractor/machinery/tool shed, mobile/caravan dry feed store. All sheds other than the borehole are confined to the yard area - Longacres Temple Lane Templecombe

Members noted the above application and had no objections.

b) Application no 22/02468/FUL – Conversion of barn to a dwelling with associated alterations (amendment to approved conversion 18/01488/FUL and 18/01653/LBC) and change of use of agricultural land to form enlarged residential parking and amenity area, utilising an existing/approved vehicular access and driveway – Combe Barn Middle Throop Farm Throop Road Templecombe

Chairman invited the owner of the above application to report to Members. He commented as follows: -

- Material amendments had been made and change of use would be required for the agricultural land needed to form the enlarged residential parking/amenity area. Garden would be orientated To form new driveway.
- 4 x Rooflights would be installed on the farm side of the property
- Gable end – north facing and a plain wall – this will be opened up as a glazed area
- It is intended to use original materials in relation to stone and tiles, original roof timbers as much as possible and local builders/contractors.

Members present had no objections to the proposal's detailed in application numbers 22/02468/FUL or 22/02469/LBC.

c) Application no 22/02469/LBC - Conversion of barn to a dwelling with associated alterations (amendment to approved conversion 18/01488/FUL and 18/01653/LBC) and change of use of agricultural land to form enlarged residential parking and amenity area, utilising an existing/approved vehicular access and driveway – Combe Barn Middle Throop Farm Throop Road Templecombe **(see reply to b) above)**

d) Application no 22/02604/HOU – Installation of PVCU conservatory at rear of property – 11 Overcombe Templecombe. Members noted the application and had no objections.

2) Determinations (if applicable)

a) Application no 22/02253/AGN – Notification of intent to erect an agricultural building and area of hardstanding - Land at OS 3712 Temple Lane (prior approval not required)

b) Application no 22/01330/HOU – Erection of a garden room to side of dwelling a front porch and the construction of two chimneys above roof level – Vale Farm Troop Road (Granted)

c) Application no 21/03171/FUL – Erection of a timber cabin as a self-build First Home with associated landscape works (re-submission of 20/02873/FUL – Rachels Stables Temple Lane (Granted)

d) Application no 22/02009/HOU – Proposed demolition of conservatory and erection o single storey rear extension on similar footprint. Demolition of existing garage, erection of a replacement single storey side extension on similar footprint. Replacement of roof to the front porch and front drive/parking adjustments – 6 Manor Close Templecombe (Granted)

3) Area East Meeting – Wednesday 12th October 2022 (S Webb)
S Webb reported, prior to the meeting, there were no matters of concern.

4 Other

a) Slades Hill Development (S Webb)
S Webb had circulated her report prior to the meeting, the following points were noted: -

- No update from the site between July and October
- S Webb had met with the Site Manager and understood there are three options regarding the progress of the site – carry on building – build in small phases waiting on sell outs before moving to the next phase – sell off plan. This meeting was prior to the latest rise in interest and the impact on mortgages.
- The partner for Social Housing has not been confirmed. Given the overall mix of housing completion of the site seems extremely unlikely to be achieved in the two-year frame initially suggested.

R Cave reported that he had been asked to open the show house on the 11th November.

7) REPORTS

a) Village Hall – Lease/Deed of Surrender

Chairman reported that he had spoken to the Solicitor who was awaiting to hear from Diocese Solicitor in connection with the consent to dispose.

b) In Bloom Group – (J Carr)

Clerk reported the In Bloom group were continuing to meet on a regular basis.

c) Weed Out (S Hood)

S Hood reported that he had weeded Slades Hill once and would attend to it again and would be assisting with the In Bloom group.

8) ACCOUNTING MATTERS

1) To approve accounts and sign cheques

It was proposed by A Kerry seconded by D Seares that the following cheques be paid: -

PAYMENTS CHEQUES TO BE RAISED				
PAYEE	DESCRIPTION	NET	VAT	TOTAL
PKF Littlejohn LLP	External Audit fees	200.00	40.00	240.00
SALC	Affiliation fees 2022/23	430.14		430.14
B and G Down	fell 2 x horse chestnut trees/Rec	820.00	164.00	984.00
PD Fire and Safety	Safety check/extinguisher	190.50	38.10	228.60
J Pratt (Groundsman)	Salary/expenses - Sept 2022	245.04	0	245.04
T J Chapman (Clerk)	Salary/expenses - Oct 2022	513.92	0	513.92
South Cheriton Garage Ltd	Derv March - August 2022	194.29	9.71	204.00
TOTAL CHEQUES		2,593.89	251.81	2,845.70
DIRECT DEBITS				
Biffa	Waste collection	0.00	0.00	0.00
EDF Energy	Electric changing rooms	0.00	0.00	0.00
TOTAL DIRECT DEBITS		0.00	0.00	0.00
TOTAL PAYMENTS		2,593.89	251.81	2,845.70

RECEIPTS		
NatWest	Interest	1.76
NatWest	interest Play Area	0.01
TOTAL RECEIPTS		1.77

2) Future Projects – update if applicable

a) Vehicle Activated Speed Signs/Speed Indicator Devices (SIDS) (A Kerry) – Update if applicable

A Kerry submitted his report prior to the meeting detailing the equipment costs amounting to £3,035 plus VAT. Chapter 8 Training is available for mid-November for three people, £195 per person, - total £585 plus VAT. It was proposed by A Kerry and seconded by D Seares that an order is placed for the SID equipment and three places are booked for the Chapter 8 Training for mid-November. Agreed by all Members. Chairman thanked Mr P Roberts, who was present, for volunteering to help with the SID project and undertake the Chapter 8 training.

D Seares would speak to Gartell and Sons to see if he could help with the new post installations.

3) On-line Banking Arrangements (R Cave)

Clerk reported that she had started completing the application form and had obtained required information from Members.

4) Other

No matters to report.

9 LOCAL GOVERNMENT RE-ORGANISATION (LGR)

a) South Somerset District Council (SSDC) – LCN Consultation – Re-issuing of Briefing Packs with updates

Circulated to Members prior to the meeting. It was noted that there were some issues when trying to reply to the questions.

b) Somerset Community Conference 4.10.22 (Chairman/Clerk)

Chairman and Clerk attended the conference the following topics were included: -

- Contents of the Local Government Re-organisation – LCN Consultation
- Electoral divisions
- Size of LCN groups
- Report on Pilot groups
- Asset and services devolution

10 COMMUNITY REVIEW PROJECT (R CAVE/D SEARES) – update

Chairman reported that the steering group had a meeting, with our advisor, on Friday 14th October. The poster, put together by the steering group, had been put up around the Village. A Kerry proposed that the Parish Council should be supporting the steering group/plan for the Village and the poster should be included on the Parish Council website. A vote was taken with five Members in favour and two Members against.

11 TEMPLECOMBE TOGETHER – COMMUNITY FRIDGE (S HOOD) – UPDATE

S Hood reported that the food larder opened today in St Mary's Church. It would be opened on Tuesdays and Fridays from 1.30 to 4.30 pm. Food would be available from Morrisions on Mondays and the Co-op on Thursdays. Twelve people had attended the larder today. The group now have 25 volunteers and a rota set up for people to be in the Church on the opening days. The group are in the process of opening a bank account. It was proposed by R Cave and seconded by P Bassett that a one-off donation of £500 be made to the Templecombe Together group. Agreed by Members. S Hood would let the Clerk have the bank details when available.

A Community Lunch would be held on the 22nd October at the Sports and Social Club which would be free to all. The lunch is supported by a voucher from Morrisions.

Chairman reported that a request had been made for a donation towards the Village Christmas lunch 2022. It was thought £300 had been given for the 2021 lunch. Clerk would check and report back for the November meeting.

12 UPDATE ON TRAFFIC CALMING MODIFICATIONS (A KERRY)

A Kerry reported that he was awaiting feedback from the County Councillors from the meeting held in September with the Traffic Management team at build out 4.

13 HIGHWAY MATTERS

1) Clerk to update on various highway issues if applicable

a) Fallen/bulging wall both sides of road – A357 High Street – update

The following reports have been received from Somerset County Council (SCC) during August/September/October: -

West side adjoining Kington View – SCC appreciate that it is taking time to progress this and understand the concerns being raised within the community, however SCC needs to be clear on who the land title owner is. SCC were initially confident that title ownership was clear and discussions to resolve the matter were ongoing, however this became a convoluted matter as the land is in dispute with applications made to the Land Registry and SCC are bound by their protocol and timescales for them to resolve the issue. The recent vegetation clearing work was in preparation for a survey which was carried out by SCC on the 31st August. The report is expected four weeks after the survey. The purpose of the survey is to provide detail to the title owner (subject to Land Registry resolution) with regards to the failed section and for any part of the wall length that is compromised. It will also provide information for options to SCC, if SCC must intervene as part of any further enforcement notice. Scottish and Southern Electricity have re-visited the site to assess the pole within the vicinity of the failed section of wall. The report following the survey is still awaited along with the report from Scottish and Southern Electricity. No indication has been received with regard to the legal dispute with the Land Registry.

East side – Information has been received from the Land Registry, to understand the ownership of this wall, and this is with the SCC Legal Department to determine as discussions with South Somerset District Council (SSDC) Building Control advised that the adjacent property owners do not believe it is theirs but forms part of a road re-alignment by SCC in the 1970s. SCC Legal Department are retrieving archive records to identify if there is any record of that as part of their determination. Letters have been sent to the landowners following a determination by SCC Legal Department that the retaining wall lengths are property responsibilities, and this has been disputed by the owners of the properties citing some further information. The matter has been passed back to the SCC Legal Department and they are currently investigating further.

2) Village Noticeboards - Co-op/Social Club (S Hood) – update

S Hood circulated quotations received for standard aluminium noticeboards, supplied by Earth Anchors Ltd. Agreement had been received from the Co-op and the Landlord. It was agreed that a wall mounted noticeboard 16 x A4 with a rectangular header – Templecombe Village Notice Board should be ordered for the Co-op and Social Club, amounting to £1,160 (including delivery) plus VAT. S Hood would initially check the size is acceptable to the Co-op.

3) Sewage smell – Entrance to Church steps/School Lane Car Park (Clerk) – update

Clerk reported a meeting with Wessex Water at the site of the drain. An inspection was carried out and no blockage was found. An explanation was given that the problem could be increased when Thales plumb out their waste from their site. No written report would be given and in view of the proposed new builds it was agreed a letter should be sent to Wessex Water requesting a further visit and an official report.

4) Other

Clerk reported that the Village grit bins had been checked and findings reported to SCC Highways.

Somerset Bus Partnership – update if applicable (S Webb)

S Webb had previously stated that there was no further update to report.

14 ENVIRONMENTAL/OPEN SPACES WORKING GROUP (D SEARES/G WILSON)

a) Electronic Vehicle Charging points (D Seares)

D Seares reported that part of the funding from the Government is only valid for two years. Matter to be further investigated.

b) Other (if applicable)

The two Horse Chestnuts had been removed from the Recreation Ground by B and G Down. Research to be carried out for replacement trees.

Dog waste bins – Lily Lane – A paving slab had been bedded into sand in front of the two dog waste bins.

Benches – Overgrown weeds encroaching on Bowden Road and Lily Lane benches has been cleared and cut back.

15 FOOTPATHS REPORT

WN 29/2 – P Batchelor reported to Clerk that Network Rail had now replaced the unsafe reported gate with a new metal gate.

16 TREE WARDEN'S REPORT

Platinum Jubilee Oak tree – The possible location was discussed, and it was suggested planting a tree on the grass verge at the top of the entrance to Throop Road. Chairman felt the supplier should inspect the site and carry out the planting to find the right spot for the tree. Chairman would investigate suppliers.

17 BURIAL GROUND/CLOSED CHURCHYARD REPORT (CLERK)

No matters to report.

18 RECREATION GROUND MATTERS/CHILDREN'S PLAY AREA

A) Play Area Report

Clerk reported that the quarterly zip wire inspection had been carried out and runner guide was replaced. The We Hopper had also been greased.

1) Other

D Seares referred to his September report – following matters had been dealt with: -

- Preserver had been applied to the knee rails. Splits on gate posts will be monitored
- Bent edges to the roof-front of tractor shed had been straightened

a) Replacement rope to Multi-Twist unit – Playdale (Clerk)

Clerk reported quote received for the replacement rope amounted to £117.73 including VAT from Playdale. Members agreed for an order to be placed.

B) Social Club

1) Social Club Report (C Hukins/C James/S Hood)

C Hukins circulated his report prior to the meeting. There were no matters to report.

2) P D Fire and Safety – Report/interpretation of Lease

Chairman asked C Hukins/S Hood to raise the matter of the remedial works recommended by P D Fire and Safety, in their last report, at the next Social Club meeting to be held on the 1st November.

C) Other

Chairman reported that Templecombe Rovers Football Club have had to withdraw from the league, due to a lack of players. Any remedial work in the changing rooms may now have to be dealt with by the Parish Council.

19 ANY OTHER BUSINESS/ITEMS FOR AGENDA FOR THE NEXT MEETING ON TUESDAY 8TH NOVEMBER 2022 None.