

Combe Florey Parish Council

Minutes of Meeting held at Combe Florey Village Hall

On Monday 9th January 2017 at 7.00pm

(in the format to be submitted to the next meeting for approval as a correct record)

Present: Cllr Simon Frost (Chairman), Cllr Nick Darlow, Cllr Hilary Vaughan-Thomas, Cllr Peter Taylor, C Morrison-Jones (clerk)

Observers: Cllr M Rigby (SCC), Cllr P Watson (TD), plus two members of the public

Public Speaking Time, Topics Raised

- Mr Totman, the applicant, spoke to expand on his planning application 11/16/0010. He explained that the intention was to create a small (up to 4 people) high-end holiday let to cater for disabled clients as this type of facility was lacking in the area.
- Cllr Darlow (as a member of the public) spoke to expand on his planning application 11/16/0011. He explained that he intention was to aim for the upper end of the market and although two units had been applied for, it was expected that only one unit would be installed initially

County and District Councillor Reports:

Cllr M Rigby reported that the budget for 2017/18 will need to be trimmed and SCC will have to do less in many areas with services being devolved.

Superfast broadband, phase 1 (with speeds up to 30mbs), is now complete and some contracts for phase 2 have already been signed which may bring up to 1gbs connections and improvements on the fringes of the parish not covered by phase 1. There are vouchers available for those with a connection speed of less than 2mbs)

There is continued disruption on the A258, with works approximately 2.5 weeks behind schedule due to delays re-routing utilities, but good progress being made and re-opening is anticipated for April.

Refuse collections are to move to every three weeks by the autumn but the range of plastics that can be recycled will be expanded as it is essential to cut the amount going to landfill (cost £100 per tonne to dispose of landfill waste). Recycling collections will remain weekly.

Cllr P Watson reported that there is to be a parish council briefing on the planned merger of Taunton Deane and West Somerset on 23rd January.

The Post Office in Bishops Lydeard is in the process of being upgraded and it is expected that this will involve a week of being totally closed to enable the refurbishment to be carried out.

1. The Chairman welcome those present to the meeting

2. To Receive any Apologies of Absence

Cllr L Boulton and PCSO Louise Fynne

RESOLVED

That the absence of Cllr Boulton be recognised as an approved absence for the purposes of S85, Local Government Act 1972

3. Declarations of Interest / Dispensations

Cllr N Darlow, agenda item 9 c)

Cllr H Vaughan-Thomas, agenda items 7 a) & b)

Signed as a true record:
Chairman

Date

4. Minutes, from 5th October and 7th December 2016, to approve and sign

The chairman apologised for the meeting on 7th December having to be abandoned as non-quorate

RESOLVED

The minutes of the meeting held on 5th October and 7th December 2016 were approved as a correct record and signed by the Chairman

5. Matters arising from the minutes

None

6. Highways

A538, Farmers Arms junction, update

Cllr M Rigby reported that he was supportive of the proposed sign but no progress to report as yet as applications are still closed at present. It is possible that the Small Highways Improvement Scheme may not re-open for 2017/18 due to budget cuts.

7. Finances

Cllr H Vaughan-Thomas left the meeting at this point due to a declared interest

a) Consider Annual Burial Ground Grant to PCC

RESOLVED to award a grant of £350 to Combe Florey PCC towards the maintenance of the burial grounds

b) Consider grant to Taunton CAB

Cllrs noted the good work carried out by the CAB, but it is hard to single out one organisation amongst others for support, particularly when finances are becoming tighter.

RESOLVED to award a grant of £50 to Taunton CAB

Cllr H Vaughan-Thomas re-joined the meeting

c) Payments to Approve

RESOLVED that the following payments be made

- i) C Morrison-Jones, clerk's salary (Oct & Nov), chq 460 £215.44 (chq issued 7.12.16)
- ii) HMRC, clerk's PAYE, chq 461 £54.00 (chq issued 7.12.16)
- iii) C Morrison-Jones, clerk's expenses & reimbursements (Oct & Nov 2016), chq 462, £151.83
- iv) Burial Grant to PCC, chq 465, £350.00
- v) Grant, Taunton CAB, chq 466, £50.00
- vi) C Morrison-Jones, clerk's salary (Dec), chq 463, £190.75
- vii) HMRC, clerk's PAYE, chq 464, £47.60

Receipts Received

22.11.16, Grant from the transparency fund for website development, £361.69

d) Expenditure to Date

RESOLVED that the presented bank reconciliation, as of 29.11.16, be accepted as true and correct record of finances:

2016/17: Receipts £3,361.69, Payments £1,550.92. Balance held £7,702.21

e) Any other financial matters

None

8. Consider 2017/18 Budget / Precept

The clerk had previously prepared and circulated amongst councillors three differing budget proposals for consideration. Cllrs noted that the precept had remained very low for many years but in order to retain recommended levels of reserves and fund the appointment of a professional clerk the precept would have to rise in 2017/18

RESOLVED to request a precept of £4000 for 2017/18

9. Planning Matters

- a) **Consider application 11/16/000. Prior approval for proposed change of use from agricultural building to dwelling house (Class C3) and associated operational development of former lambing barn at Yard Farm, Wiliton Road, Combe Florey**

Cllrs noted that there was no material change as the barn was already present

RESOLVED to pass no comment

- b) **Consider application 11/16/0010. Replacement of agricultural building with the erection of a single unit of self-catering holiday accommodation for disabled visitors at The Old Poultry House, Trebles Holford**

Cllrs thanked the applicant for his input during public speaking and agreed that development of the building would be beneficial as currently it was an eyesore. Cllr Taylor was concerned if permission was granted for a holiday let that it would permit permanent residential use in the future. It was confirmed that this was not automatic and would require an additional planning application.

RESOLVED to support the application. Clerk to respond to Taunton Deane

Cllr N Darlow left the meeting at this point due to a declared interest

- c) **Consider application 11/16/0011. Change of use to a mixed use for siting of 2 No. Shepherd Huts for holiday accommodation and agriculture on land at Combe Down Farm, Combe Florey**

Cllr H Vaughan-Thomas reported that seven parishioners had written expressing their concerns that once a change of use is granted it is there for perpetuity and that the application could potentially cause an increase in traffic in the narrow lane approaching the property.

Cllr P Taylor expressed concerns that whilst what is being asked for now is not unreasonable, expansion in the future would not be suitable – could the area for change of use be more closely defined?

RESOLVED to object to the application in its current form unless a limit of a maximum of two units, both now and in the future, could be applied and that the change of use is applied to a clearly defined area surrounding the units and their access, rather than to the whole field. Clerk to respond to Taunton Deane

Cllr N Darlow re-joined the meeting

Cllr Darlow asked the outcome of the discussion of item 9 c) and expressed his concerns regarding the decision reached by the council. He advised that the application was only for two units, not more, and that when the application was made that it was not possible to apply for change of use for a specific area of the field, only the field in its entirety.

10. Village Hall

- a) **Consider Parish Council's presence on Village Hall Committee**

Cllrs agreed that it was useful to have a liaison between the Village Hall and the Parish Council but that also sometimes it was useful for the two entities to be kept separate in cases when interests conflict

RESOLVED Cllr Taylor offered to join the Village Hall committee to maintain the link between the two organisations but would not be a formal representative for the Parish Council

b) Consider Village Hall Committee's request for help with the planning process for the extension

RESOLVED in principle, subject to future discussions, the Parish Council may be able to front the application if, due to limited Parish Council funds, there was no cost what so ever in money or man hours to the Parish Council

SCC Cllr M Rigby left the meeting at this point

11. Village Upkeep

Nothing new to report. Maintenance over the growing season would be left to the contractor to carry out at his discretion as in 2016.

Cllr N Darlow left the meeting at this point

12. Consider the election of a Vice-Chairman of the Parish Council Police Report

RESOLVED Cllr H Vaughan-Thomas be elected Vice-Chairman for the remainder of the municipal year

Cllr Vaughan-Thomas signed the Declaration of Acceptance of Office

13. Police Report

PCSO Fynne was unable to attend but had submitted a report via email which particularly highlighted an increase in theft from sheds and outbuildings and thefts of Landrovers

14. Parish Council website – Consider domain name

RESOLVED that the clerk proceed with the purchase of either the domain name [combefloreyparishcouncil](http://combefloreyparishcouncil.org.uk) with the suffix of either org.uk or org

15. Clerk's Report

The clerk reported that an invitation had been received for two representative from the Parish Council to attend a meeting hosted by Taunton Deane on 23rd January regarding the proposed merger with West Somerset. Cllr Taylor suggested that he may be able to attend – would confirm to clerk at a later date

16. Topics for Future Meetings

i) Set date for Annual Parish Meeting

17. Any other business

Cllr S Frost announced that he would be resigning as Chairman and from the Parish Council with immediate effect, due to family commitments. He thanked the Parish Council for their support during his time as chair.

Clerk to contact Taunton Deane to inform of a casual vacancy

There being no further business, the meeting closed at 8.40pm

The next meeting will be on Wednesday 15th March 2017, 7pm at the Village Hall

Signed as a true record:
Chairman

Date