

BRYMPTON PARISH COUNCIL

Minutes of the meeting of BRYMPTON PARISH COUNCIL held on Wednesday 22nd October 2008 at the Abbey Community Centre, Abbey Manor Park (7.30 p.m. - 10.45 p.m.)

PRESENT:

Mrs E Glaisher (Chairman)
Mr P Dutton
Mrs D Jagger
Mr G Pritchard

Mr R Meecham (Vice-Chairman)
Mr A Graham
Mr C Legg
Mr P Seib

Mr S Crabb, County Councillor
Mr A Noon, SSDC Planning Officer

Mr J Richardson, District Councillor
Mrs E James, Clerk

123/08. TO RECEIVE ANY APOLOGIES FOR ABSENCE AND TO CONSIDER ACCEPTANCE OF THE REASONS

An apology for absence, by reason of work commitments, was received from Mr Shutler. An apology for absence, by reason of illness, was received from Mrs Thomas; these apologies were accepted & approved.

124/08. RESIGNATION OF COUNCILLOR

It was NOTED that Councillor Powell tendered his resignation to the Chairman on 25th September 2008. The vacancy was advertised in accordance with LGA and no request for an election has been received. The vacancy will be advertised for co-option at the next meeting.

125/08. TO RECEIVE ANY DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE PARISH COUNCILS (MODEL CODE OF CONDUCT) ORDER 2007

Mr Meecham declared a personal interest in items concerning the District Council, as an employee of South Somerset District Council. Mr Seib declared that as a District Councillor, he may be asked to consider matters at the District tier, which have already been considered by Brympton Parish Council. When this happens he will have to reconsider the matter at the District Council level, taking into account all relevant evidence and representations made at that time. Similarly, as a District Councillor and Portfolio Holder, he declared a Personal Interest in any agenda items affecting the relationship between Brympton Parish and South Somerset District Council.

126/08. MINUTES OF THE MEETING HELD ON 24th SEPTEMBER 2008

The minutes of the meeting held on 24th September 2008 were confirmed as a true record.

It was RESOLVED to bring forward agenda item 10 (Planning)

127/08. PLANNING

(a) DECISIONS ON APPLICATIONS

Members were asked to note the approval with conditions of applications **08/02736/FUL, 08/03244/FUL, 08/03339/FUL, 08/0349/FUL and 08/03639/FUL**

(b) APPLICATIONS CONSIDERED (UNDER STANDING ORDER NO. 79) BEFORE THIS MEETING

In accordance with Standing Order no. 79, Councillors members NOTED AND APPROVED the recommendation made for the following applications:

08/0379/FUL - the erection of a two storey extension to provide 3 no. additional bedrooms and day space (GR353465/116881)

West Abbey Nursing Home, Stourton Way

RECOMMENDATION: Approval

07/05341/OUT – formation of road access and the development of land for B1 office and industrial use buildings (GR353075/115103)

Land South of the A3088 Western Relief Road - AMENDED PLANS

RECOMMENDATION: This Council is disappointed that, yet again, insufficient time has been given to consider a significant digression from a planning application currently under consideration and from recommendations arising out of the Public Inquiry. It is unacceptable that residents be left to live with poor planning decisions on the altar of meeting targets.

Initial views from County Highways would suggest that they are far from happy with the data used in the Traffic Assessment and the actual method of assessment itself. It would appear that insufficient account has been taken of traffic generated by the development and they foresee increased queuing. It would also appear that the Lysander Road roundabout is already operating at 94.8% capacity and any errors in the assessment will have significant impact.

Design figures would only appear to cater for growth to 2016 and this is seen as very short-sighted. We have had this scenario foisted on the Western side of Yeovil for many years and it is time that proper foresight is now given to this matter.

To recommend traffic light controls on Westland roundabout is a major digression and the figures given on the "back of a fag packet" are un-acceptable. The "peak time" waiting time will be lengthened considerably, why make the situation worse than it is currently?

There appears to be no allowance for turning right at the traffic lights whether approaching from the north or the south, which means vehicles will be sitting at the junction awaiting a gap in the traffic flow, hardly a safety gain. Traffic approaching from the south will actually be prohibited from turning right - this will cause problems with access to Westlands and Catnic and we are surprised that this 'local factor' does not seem to have been taken into account.

The original Transport Assessment on this development was for an enhanced roundabout and definitely no mention of traffic lights, this MUST be re-examined.

The parish council has always had concerns regarding traffic lights at the site entrance, along this very busy stretch of highway, this will create still further backing up of traffic.

In Conclusion

Brympton Parish Council does not accept that traffic lights help with the traffic flows, in practice the motorist always operates better when left to their "own devices".

This proposal seems to "fly in the face" of the Western Corridor Study for Yeovil and plans for the future.

We should not lose sight of the environmental impact of stationary cars in queues.

The Parish Council would therefore recommend refusal for the above reasons, in addition to the reasons for refusal previously given, which included the serious concern of the Parish Council that the Planning Inspectors Report and instructions are not being adhered to

(c) APPLICATIONS FOR CONSIDERATION

07/05341/OUT – formation of road access and the development of land for B1 office and industrial use buildings (GR353075/115103)
Land South of the A3088 Western Relief Road - AMENDED PLANS for information only - further technical highway details

08/04244/ful - the demolition of existing petrol filling station, the erection of a replacement filling station, alterations to access road and the reconfiguration/alterations to car park (Revised Application) (GR 353158/116143) - adjacent to parish

Asda Stores Ltd, Preston Road

RECOMMENDATION: **Approval**, subject to the following conditions:

- (a) The bus area paving to be a different colour finish to that of the car park - bright red preferably - so that it is quite obvious that this is a no-parking area
- (b) A traffic regulation order is sought for a "no parking at any time" restriction on Bunford Lane to discourage vehicles stopping to drop off pedestrians by the new access from Bunford Lane into the site.

04/04252/FUL - the erection of a garage with bedroom/study over (GR 353684/116715)

16 Barlynch Court

RECOMMENDATION: **Approval**

08/04357/FUL - the erection of 40 no. residential units with associated new roads, parking and drainage in addition to public open space, balancing pond and rebuilding existing barn (GR 352702/115960) SSSC Planning Officer Mr Noon will attend the meeting.

Alvington Farmhouse, 1 Alvington Lane

RECOMMENDATION: **Approval**, subject to the following conditions:

- (a) S.106 to be made for a contribution towards a toucan crossing on Bunford Lane immediately south of the Airfield Tavern;
- (b) Timber fencing to be erected at the rear of the site to suppress noise from the A3088;
- (c) A condition to prevent trees to being damaged by contractors lorries and works; this should be closely monitored during building works as these magnificent trees are a major community asset
- (d) It is appreciated that the conservation area must be protected but investigation should be carried out to see if it is possible for Alvington Lane to be widened a little more for safety reasons, without sacrificing any trees.

(d) PLANNING/DEVELOPMENT UPDATES

It was NOTED that The Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008 came into force on 1st October 2008. Mr Seib advised that there had been two planning appeals heard which gave guidance as to what is expected for recreational facilities for new developments. An application had been made by SSSC to GOSW for funding for highway improvements. It was NOTED that the keys for the innovation centre had been handed over to the management company.

(e) NOMINATIONS FOR PLANNING WORKING GROUP TO CONSIDER FORTHCOMING PLANNING APPLICATIONS

It was AGREED that Mr Meecham and Mrs Thomas would be members of the Planning Working Party for the month.

128/08. CRIME, DISORDER and COMMUNITY SAFETY

- (a) It was AGREED that Mrs Glaisher would act as Crime & Disorder representative.
- (b) A letter sent to residents by PC Lee Hurst, circulated prior to the meeting, was NOTED.
- (c) A letter sent by Chief Superintendent Nikki Watson, District Commander, circulated prior to the meeting, was NOTED.
- (d) Somerset's Community Safety Newsletter, Autumn 2008 - NOTED.
- (e) It was AGREED that Mrs Glaisher & Mrs Jagger would attend a Community Safety Workshop to be held at Long Sutton Golf Club on Monday, 17th November.
- (f) A report on crime and disorder issues in the parish, received from PCSO Phimister, was given by the Clerk. PCSO Phimister stressed the need for residents to telephone him with any concerns.

129/08. CHAIRMAN'S ANNOUNCEMENTS

Mrs Glaisher advised that an invitation had been received from the Mayor of Yeovil to attend the Remembrance Sunday Service on 9th November. It was AGREED that Mr Seib & Mrs Jagger would represent the Parish Council and that Mrs Glaisher would attend the service at St James'.

130/08. REPORTS FROM

(a) DISTRICT COUNCILLORS - Mr Richardson advised that he was working on the provision of cycle paths through the parish. Mr Richardson agreed to arrange with SSSC for Councillors to visit the Innovation Centre. Mr Seib advised that the wind turbine should be installed by Christmas.

(b) SOMERSET COUNTY COUNCILLOR - Mr Crabb advised that he was investigating complaints regarding car parking at Percivale Road and Tristram Close. Mr Crabb was investigating whether S106 money was available for a pedestrian crossing at the top of Stourton Way. It was agreed to send Mr Crabb comments made by the Parish Council on application 07/05341/OUT. A Joint Area Committee between SCC & SSSC is to take place. Mr Crabb requested that the Clerk investigate whether a grant could be given to the Parish Council to purchase items on behalf of the Community Association.

(c) PARISH REPRESENTATIVES ON OUTSIDE BODIES and MEETINGS/WORKSHOPS ATTENDED BY COUNCILLORS -

(i) Cemetery & Crematorium Committee - Mr Dutton had attended a Cemetery & Crematorium Committee meeting and advised that the chapel will not be extended. He advised that with regard to green burials no further trials were necessary at the Poppy Field and a further report is awaited.

Mr Graham left the Hall at 9.25 p.m.

(ii) Somerset Association of Local Councils - Mr Seib had attended the AGM of SALC.

(iii) Abbey Community Association - Mr Legg advised that he had attended a meeting of the Committee with Mr Farmer. It was noted that the Committee had not been given a copy of the terms and conditions of the contract.

Mr Graham returned to the meeting at 9.45 p.m.

Mr Legg advised that the over-spend could be £47,000 but that the Committee was taking action over this.

131/08.CLERK'S REPORT

- (a) Street Lighting at Guinevere Close, Yeovil - It was NOTED that Knightstone Housing Association had received a quotation for the proposed street light at the car park area of Guinevere Close. The Association is now consulting with Knightstone residents in Guinevere Close & King Arthur Drive to confirm whether they are prepared to fund the works, including the ongoing running and maintenance costs.
- (b) Jointly funded post (min. no. 88/08(b) - It was NOTED that a part-time Ranger, Mr D Lashbrook, started work on 3rd October 2008 and that his working hours will be recorded and invoices submitted to the Parish Council.
- (c) Trees in Western Avenue - It was NOTED that Mr Scriven, SCC County Arborist, has made a further request for a copy of the draft scheme .
- (d) It was NOTED that the Clerk will be on leave from 27 - 31 Oct inclusive.
- (e) It was NOTED that the Clerk attended the Annual SLCC conference on 17 - 19 October.
- (f) LOSP Management Plan - a draft plan, prepared by SSDC, was circulated for comments.

132/08.CORRESPONDENCE

- (a) **SSC/SSDC** - A Council Question Time event will be held from 6pm - 8 pm on 26th November at the SSDC Brympton Way offices. Questions may be raised through the web site or by e-mail - NOTED.
- (b) **SSDC - Precept request.** - It was NOTED that the precept request must be received by SSDC no later than 1st January 2009. It was AGREED that a working party would be held on Monday, 10th November at 7.30 p.m. at 13 Tintagel Road to discuss the Council 's aims for 2009-2010 onwards, and to prepare a draft budget to be brought to the next Council meeting.
- (c) **SSDC** - Local Council Survey Results - NOTED, to be circulated.
- (d) **SSDC** - Roads in Yeovil. It was NOTED that notice of intention to name a new length of street at Alvington Lane as "Highmere" had been received.
- (e) SSDC - It was NOTED that a Notice of confirmation without modification of The South Somerset (Brympton No. 1) Tree Preservation Order 208 had been received.
- (f) SALC - items of interest (attached to agenda). It was NOTED that the Freedom of Information Act 2000 will require attention and will be an agenda item at the next meeting. It was NOTED that the consultation paper regarding Members' and Officer's Codes of Conduct will be circulated when received and will also be an agenda item

133/08. HIGHER REAM PLAY AREA

Annual playground inspection and risk assessment

- (a) The Clerk advised that having sought advice regarding the safety surfacing, no repair work would be carried out until Spring 2009. However In view of the amount of work being carried out to the safety surfacing quotations for replacement safety surfacing would be obtained for consideration by the Precept Working Party.
- (b) It was NOTED that it had been intended that the loose fence post would be repaired when the painting contract was carried out. However it was discovered that the fence post required complete replacement. The fence was considered to be in a dangerous condition and after consulting with the Chairman and Vice-Chairman, an order for the works required, in the sum of £120, was placed with RT Services. After discussion with Mr Parr, SSDC, it has been agreed that SSDC will pay towards these works and a cheque for £70.50 had been received. Members NOTED and APPROVED this action.
- (c) It was NOTED that Mr Meecham will carry out minor repairs to the bench seats at Higher Ream. The seats will be added to the painting schedule.
- (d) It was NOTED that a quotation from SSDC regarding quarterly maintenance would be brought to the next meeting.

SSDC Annual Play Inspection & Risk Assessment Service

It was AGREED to accept the offer by SSDC to carry out an annual playground inspection in 2009 at a cost of £41.00 + VAT, together with a risk assessment at a cost of £26.50 + VAT.

134/08. OAK TREE PARK

- (a) It was AGREED that the additional litter clean at Oak Tree Park on Saturday mornings from 7th July - 27th September 2008 had been successful. Members agreed that provision should be made within the budget for 2009-2010 for additional cleaning.
- (b) Youth Shelter - It was AGREED to make provision within the precept for a replacement youth shelter.

135/08. STREET LIGHTING - SPINAL PATH

The Highway Lighting Group, Somerset County Council, ha submitted a quotation in the sum of £2,905.07+ VAT for the erection of an additional street light on the spinal path, the original estimate being £3,316.25. Mr Seib proposed and it was unanimously RESOLVED to accept the quotation in the sum of £2,905.07 + VAT.

136/08 . NEW PATH & BRIDGE/LAWRENCE WAY

It was NOTED that the bridge and footpath had been completed by the contractors. Additional work by way of extra concrete & timber for the bridge was agreed with Mr Meecham & J G Price at an additional cost of £77.00 + VAT. The invoice from D N Ruddle had been received and the final cost was the original quoted price of £7373.90 plus vat (total £8664.33). It was NOTED that the path was being well used during construction. It was NOTED that there was the potential for use by vehicles and it was agreed to discuss this with SSDC.

137/08. PIONEER SOMERSET - TOWN & PARISH COUNCILS SURVEY -DEVOLUTION OF SERVICES ACROSS SOMERSET

It was AGREED that the Council did not wish to deliver any services which are currently delivered by the District Council.

138/08.SOUTH SOMERSET DISTRICT COUNCIL PARISH CHARTER

A copy of the proposed Parish Charter was circulated with the agenda. It was NOTED that the Clerk will be attending a meeting between Mr Clarke & Clerks of other Quality Parish Councils in November to discuss this further and will report back to the next meeting.

139/08.ABBEY COMMUNITY ASSOCIATION

It was NOTED that after seeking further advice the Parish Council was unable legally to act as guarantor for a bank loan for the Association, and the Treasurer of the Community Association had been advised accordingly. It was NOTED that the Association had investigated other possibilities for raising money and it was probable that The Charity Bank would provide a loan facility which does not require a guarantor. Mr Woods, SSDC, had suggested that the Parish Council could arrange finance through the Public Loans Board. After discussion it was agreed that the Council would not be prepared to arrange finance for a loan. After discussion Mrs Glaisher proposed and it was agreed that the Parish Council would commit to pay two-thirds of the annual repayment of the cost of the loan required. Discussion took place on a computer programme for hall bookings and it was agreed to seek further information from Mr

Woods, SSDC, regarding the booking system at The Octagon and whether there was spare capacity which could be used.

140/08. OPEN SPACES WITHIN THE PARISH

It was AGREED to defer consideration of this item until the next meeting.

141/08 CONSIDERATION OF GRANTS UNDER SECTION 137 OF THE LOCAL GOVERNMENT ACT 1972

It was AGREED to defer consideration of this item until the next meeting.

142/08. HIGHWAY MATTERS

(a) SCC - notification of temporary road closure at Montacute from 3rd November for 4 working days - NOTED.

143/08.FINANCE

(a) The bank reconciliation statement circulated at the meeting was NOTED and APPROVED.

(b) It was NOTED that Zurich Municipal propose to transfer the insurance policy to the UK Branch of Zurich Insurance Ireland Ltd (ZIL UK) on 1st January 2009, also the company name and incorporation status of Zurich Insurance Ireland Ltd will be changed to Zurich Insurance plc also with effect from 1 January 2009.

(c) A refund from Zurich Municipal in the sum of £157.50 in respect of insurance paid in respect of The Noise 2008, being already covered under the existing policy, was NOTED.

(d) It was NOTED and APPROVED that a cheque payable to R T Services, in the sum of £1190.40p, was authorised by the Chairman & Vice-Chairman prior to this meeting. The work had been authorised under Min. No. 114/08(a).

(e) It was RESOLVED to approve the following payments:

J G Price (min. no. 69/08) £3106 + extra concrete & timber as agreed with Mr Meecham

In the sum of £77.00 + VAT £557.02

£3740.02

Vision ICT Ltd - renewal of gov.uk domain name & hosting of web site for one year

£146.88

SSDC - routine playground inspections

£223.23

D Shutter - New Councillor Training Event - mileage to Long Sutton

£8.00

SSDC - Cemetery Deficit 2008-2009 Months 1-5

£1938.32

SSDC - Newslink printing

£368.06

Mrs E M James - Corporate Management & Democratic Core

£978.43 & £139.10

D N Ruddle Civil Engineering Ltd 7373.90 plus vat (total

£8664.33

(f) Interest received in the sum of £632.72 was NOTED.

144/08. ITEMS TO BE DISTRIBUTED

NALC Annual Report and accounts 2007-08

145/08. QUESTIONS AND ITEMS ARISING AFTER THE PREPARATION OF THIS AGENDA, WHICH THE CHAIRMAN AGREED TO TAKE AS URGENT.

None

146/08. TEMS FOR NEXT MEETING

Freedom of Information Act 2000

Members' and Officer's Codes of Conduct

Precept 2009-10

Grants

Open Spaces

Furnishings for the Abbey Community Centre mezzanine room.

147/08. DATE OF NEXT MEETING

It was NOTED that the next meeting will be held at 7.30 p.m. on Wednesday, 26th November 2008 at the Abbey Community Centre.