

**BRYMPTON PARISH COUNCIL**

**MINUTES OF THE MEETING OF BRYMPTON PARISH COUNCIL HELD ON WEDNESDAY 1ST JUNE 2011 AT THE JUBILEE HALL, THORNE COFFIN (7.35 P.M. – 9.05 P.M.)**

**PRESENT:**

Mrs E Glaisher (Chairman)  
Mr E Galjaard  
Mr G Pritchard

Mr R Meecham (Vice-Chairman)  
Mr J Hanson  
Mr P Seib (from 7.40 p.m.)

**32/11 TO RECEIVE ANY APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mr Appleby (family commitment), Mr Dutton (holiday), Mr Sealey (family emergency), Mr Shutler (other meeting), and Mr Strong (business commitment)..

**33/11 TO RECEIVE ANY DECLARATIONS OF INTEREST**

Mr Meecham declared a personal interest in items concerning the District Council, as an employee of South Somerset District Council. Mr Meecham also declared a personal interest in agenda item 5 as his wife is a member of the Brympton Allotment Association.

**34/11 MINUTES OF THE MEETING HELD ON 18<sup>th</sup> MAY 2011**

Following the insertion at min. no. 25/11 21(d) of a final sentence, being "It was also AGREED that County Councillor Crabb should be asked to query the position regarding the completion of highway works at Percivale Road", the minutes of the meeting held on 18<sup>th</sup> May 2011 were **APPROVED** as a correct record.

Mr Seib arrived at the meeting

**35/11 DECLARATION OF INTEREST**

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, he declared a Personal Interest in any agenda items affecting the relationship between Brympton Parish and South Somerset District Council.

**36/11 PLANNING**

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

In accordance with Standing Order no. 79, Councillors noted the recommendation for approval for application 11/01612/FUL

**(b) PLANNING APPLICATIONS FOR CONSIDERATION**

**11/01972/FUL** – erection of a conservatory to the public house (GR 352606/118540)

**Carpenters Arms, Vagg Lane, Chilthorne Domer**

**(Adjacent to parish)**

**RECOMMENDATION: Approval**

**11/01604/ADV** – the display of 2 no. internally illuminated fascia signs, 1 no. internally illuminated pylon sign, 5 no. non illuminated totem signs, 1 no. non illuminated entrance directional sign and 1 no. internally illuminated totem sign (GR 352593/116641)

**Yeovil Audi, Houndstone Business Park, Mead Avenue**

**RECOMMENDATION: Approval**

**11/01864/R3C** – construction of a new building to house a Pre-School plus pedestrian access and temporary construction access (GR 353360/117036)

**Preston C of E VC Primary School, The Toose**

**RECOMMENDATION: REFUSAL for the following reasons:**

**Damage to existing landscape** - This is acknowledged to a certain extent in the Planning Report and the Arboricultural Report but the Council suggest that the situation is somewhat understated and the effect will actually be quite significant both in trees removed and those damaged by the construction works. It is suggested that this impact is looked at in more detail. The continuous tree line at present shields much of the school from the adjacent roads and houses. Removal of the trees will make the school and pupils more visible.

**Over-development of site** – no consideration seems to have been given to the fact that there are two major key sites to be built close to this site. Until new schools are built, there will be a considerable increase in the number of children attending this school. By permitting this development the Council will not be able to utilise the existing site to increase its capacity..

**Design** – although the design and appearance of the building itself is considered acceptable, the overall size seems very small to accommodate 34 children and associated play items, especially when compared with the existing facilities. No thought seems to have been given to the expected increase in children attending the Pre-School, due to the major key sites coming to fruition (Brimsmore and Lufton).

**Inadequate consideration of traffic/safety issues** - , traffic and associated safety are a major concern with this application. The existing traffic situation with parents delivering or collecting children to/from the primary school could be described as chaotic. There are 'zigzag' markings in front of the school but traffic movements here at peak times are a significant hazard. The introduction of another 34 children with associated parents will obviously exacerbate the situation despite what the

Planning Report and the Travel Plan suggest about parents/children walking to school. The parking facilities in the nearby community area are already well used and it is doubtful that spaces will be available for the extra parents. Has a traffic assessment actually been carried out here?

At the moment parents taking children to the Abbey Community Centre site use parking spaces at that location where the issue of crossing the road is not a problem. The proposed pedestrian access utilising an existing, redundant gate is at a location some distance from the main school entrance where the crossing patrol operates and consequently will not be covered by it. It is suggested that a new pedestrian access linking to the main school access would be a better option as this would ensure use of the crossing patrol.

The Planning Report refers to an agreement with the landlord of the nearby pub (The Arrow) to use their car park. The Travel Plan only refers to on-going discussions in this respect. Is this facility secured?

No parking provision is being made for employees. Is this a) legal (consider Disability Discrimination Act) and b) sensible?

There are also serious concerns that the roof of the proposed building will be vulnerable to trespass.

**The Council would also wish to make the following comment:**

The accompanying letter reminds that comments should only be about relevant planning matters i.e. environmental effects (noise & dust), landscape/visual impact, design, impact on transportation system, operating issues. The report suggests that the facility at the community centre is not 'fit for purpose' but fails to define any specifics in this respect. It is suggested that the option of providing funding to make the existing facilities 'fit for purpose' might be better than providing a new, much smaller building at a location that has inherent problems as outlined above.

At this present time there is a vacant building attached to the community centre, formerly used as a medical surgery. The Parish Council is firmly of the opinion that this vacant building could be used by the play school and incorporated into the current hall facilities.

It was AGREED that these comments would also be sent to the Lead Officer for the application at the Education Department, County Hall.

**37/11 ALLOTMENTS**

(a) It was NOTED that the application for the formation of a vehicular access and parking area at the allotment site had been approved by the Area South Committee on 1<sup>st</sup> June. It was further NOTED that a number of conditions had been made and that the Parish Council will receive a letter detailing the conditions imposed. The planning approval will be brought to the next meeting.

**The meeting was closed to enable public participation.**

Mr Baker, allotment land owner, advised the Council that the allotment site would not be available until the corn has been harvested, which should take place by mid-August. The representatives of the Allotment Association were agreeable to this.

**The meeting was reopened.**

(b) Members NOTED that a licence will be required under Section 184 of the Highways Act 1980 to enable a vehicle crossing over the verge. It was RESOLVED to pay £44 for this licence.

(c) It was NOTED that the draft agreement between the landowner and the Parish Council had been checked by Mr Ian Clarke, SSDC Solicitor and, as agreed at the last meeting (min. no. 17/11), the Chairman, Vice-Chairman and Clerk had met to discuss the proposed agreement further. It had been agreed that two amendments to the draft lease should be requested, 2(b) regarding the timing of the fencing/gate works and 2(h) regarding the water service. Mrs Glaisher proposed and it was RESOLVED to approve the draft lease subject to the amendment of clause 2(b) and 2(h) as follows:

2(b) to delete the word "forthwith" and replace with "prior to occupation of the land"

2(g) to delete the words "forever after" and replace with "for the duration of the lease".

It was AGREED that the Clerk will submit the amendments to the solicitors acting for Mr Baker for formal approval.

(d) It was NOTED that a draft agreement between the Parish Council and Brympton Allotments Association had been checked by Mr Clarke, SSDC Solicitor, and comments had been received. The draft had also been sent to the Chairman of the Allotments Association. As agreed at the last meeting (min. no. 17/11) the Chairman, Vice-Chairman and Clerk had met to discuss the proposed agreement further. Discussion had take place on whether the Allotments Association should pay the water bill once the allotment site was in operation. It is expected that the water supply would be switched off from November – April and an estimate of £300 was given for the annual water cost. It was NOTED that the Water Authority will only bill the landowner, not a third party.

**The meeting was closed to allow participation with the Allotments Association on the terms of the draft lease .**

Discussion took place on the terms of the agreement. With regard to clause 6.1 The Allotments Association agreed that on request they would identify a plot holder to the Council. Discussion took place on clause 3.8 with regard to the water supply. All other terms were agreed.

**The meeting was reopened.**

Mr Seib proposed and it was **RESOLVED** that the Parish Council would agree to cover the water cost until April 2013. The Council, together with the Allotments Association, will review the situation in September/October 2012, ahead of the meeting to set the precept. Should the Allotment Association be able, it will take over the water bill from April 2013. Should the Association not be in a position to pay for water from April 2013 the Parish Council will pay the charge. The situation will then be reviewed in September/October 2013 to ascertain whether the Allotment Association is able to take over the payment from the following year.

It was **AGREED** that the Clerk would arrange for the agreement to be amended as agreed.

It was agreed that Mr Baker would send water bills to the Parish Council for payment, the Clerk to seek payment as agreed under the terms of the agreement.

(e) It was agreed that Mrs Glaisher be appointed as a non-voting representative to the Allotments Association.

#### **EXCLUSION OF PRESS AND PUBLIC**

Mr Seib proposed and it was **RESOLVED** to pass a resolution excluding the press and public from the meeting in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 by reason of the confidential nature of the business to be transacted.

#### **38/11 DECLARATIONS OF INTEREST**

Mr Seib declared a personal interest in agenda item 5 by reason that a fellow District Councillor is a director of Mike Lock Construction & Plant.

#### **39/11 RESCISSION OF PREVIOUS RESOLUTION**

Members **NOTED** that at the meeting held on 26<sup>th</sup> January 2011, minute no. 220/10 stated:

“ . . . Mr Dutton proposed and it was unanimously **RESOLVED** that no more than £10,000 would be spent on making the site suitable, supplying water and fences, vehicular access, vehicular parking, planning permission etc. ”

Prior to this meeting, four members signed a motion to rescind the above decision as it was believed the project will overspend for the following reasons:

- The £500 contingency sum will now have to be used to comply with the conditions imposed by the planning authority, on the recommendation of the highway authority. This includes additional tarmac and fencing. Members will note that the lowest tender is £86.95 below the budget of £10,000.
- It is believed that the legal costs, cost of the planning application and highway permission will amount to a sum not in excess of £500.
- The water pipe had been upgraded to 32mm pipe. The size of water troughs will also be investigated to ascertain whether the trough would allow immersion of a watering can.

Mrs Glaisher proposed, Mr Seib seconded and it was unanimously **RESOLVED** to rescind the previous resolution to enable a sum not exceeding £11,000 to be spent on allotment provision.

#### **40/11 WORKS AT ALLOTMENT SITE**

Quotations for the works required to the allotment site had been received from three contractors. It was **NOTED** that the specification also included for installation of 2 water troughs and for rabbit-proof fencing along the southern and western boundaries. The three quotations had been checked for accuracy. Mr Meecham proposed and it was **RESOLVED** to accept the quotation from D Ruddle Civil Engineering Ltd in the sum of £9,913.05. It was noted that VAT had not been included in the above price but the Council will reclaim any VAT paid. It was **AGREED** that the works should be completed no later than 30<sup>th</sup> September 2011. It was further **AGREED** that the start date should be agreed between Mr Baker, Mr Ruddle and Mr Meecham.

It was **RESOLVED** to pass a resolution to re-open the meeting to press and public

#### **40/11 ITEMS TO BE DISTRIBUTED**

Yeovil Town Council – Annual Civic Service. The service will be attended by Mr Seib on behalf of the Parish Council.

#### **41/11 QUESTIONS AND ITEMS ARISING AFTER THE PREPARATION OF THIS AGENDA, WHICH THE CHAIRMAN AGREED TO TAKE AS URGENT. SUCH MATTERS BEING FOR NOTING OR DEFERRAL TO A FUTURE MEETING.**

It was **AGREED** that a request to consider warding of the Council should be considered at the next meeting.

It was **AGREED** that a review of the Clerk's Terms and Conditions should take place at the July meeting.

Concerns were raised regarding the amount of paper used for printing agendas, etc., for Councillors. It was agreed that the Clerk would investigate further.

#### **42/11 DATE OF NEXT MEETING**

The next meeting will be held on 15th June 2011 at 7.30 p.m. at The Jubilee Hall, Thorne Coffin.