



Queen Camel Parish Council

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON MONDAY 10 March 2014 AT 7.30 PM IN THE MARPLES ROOM OF THE MEMORIAL HALL

Present:

Chairman	Rosemary Heath-Coleman (RHC)
Vice-Chairman	Dan Hewlett (DH)
Councillors	Chris Bennett (CB)
	Angus Davidson (AD)
	Andrew Hoddinott (AH)
	Steve Millard (SM)
	Patrick Pender-Cudlip (PPC)
	Ben Turner (BT)

In Attendance:

County/District Councillor	Mike Lewis (ML)
Clerk	Laura Paul (LP)

Members of the public 6

- 1. Apologies for absence – David Biggart (DB) and Thelma Mead (TM) (PCSO).** LP advised that she had completed the first Clerk's training module during which it was stated that there was a legal requirement to display a written invitation to the public to attend PC meetings and that Councillors were required to advise the Clerk of any expected absence with the reason.
 - 2. Public Session –** As no one wished to speak the meeting was opened at 7.32pm
 - 3. Declarations of Interest –** DH declared an interest in item 0314.05-05.1 and PPC declared an interest in an expense claim for website costs. AD and AH declared an interest in the PFC lease.
- 0314.01 Minutes of meeting 10 February 2014 to be approved and signed –** The minutes, having been circulated were subsequently agreed and signed by RHC as correct.
- 0314.02 County & District Councillors' reports –** District and County Council will see a 0% increase in Council tax for 2014/15. The Local Plan for South Somerset is being discussed Thursday 13 March, Ilminster at 4pm and Yeovil at 7pm at the Council Chambers in Brympton Way. The Yeovil section will include the Primrose Lane (Lyde Road and Mudford) development of 750 houses. This is a decision making time for Councillors as to what should be submitted to the Planning Inspector, a revisit of the Local Plan. Without a Local Plan in place, applications for a significant development of over 15 houses can go to appeal. The applicant can then reference the lack of a 5 year land supply for the number of houses needed to be built and the lack of an agreed Local Plan and therefore the need to approve the application. This changes once the Local Plan has been submitted to

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the Planning Inspector.

0314.03 Police & Safety matters

03.1 Police report – forwarded by TM for February 2014 with figures compared to February 2013 – Camelot Ward, in TM’s absence AD delivered the report.

Recorded Crime

2013	2014	
0	1	Theft from vehicle
0	1	Non Dwelling Burglary
2	2	Violence against the person
2	3	Other
2	3	Criminal Damage
1	0	Shoplifting

Calls to Force Services Centre

2013	2014	
1	3	Anti-Social Behaviour
6	7	Crime
10	2	General
7	7	Public Safety/Welfare
8	15	Transport/Traffic

ML advised that recently TM has been on duty in Muchelney and Thorney protecting properties whilst flood water was receding.

03.2 Safety Group – RHC stated that the role of Safety Coordinator hasn’t worked as hoped and anticipated. No meeting has taken place with the Safety Coordinator Andy Bailes (AB) since July 2013. DH advised that he had spoken to AB prior to the PC meeting and AB confirmed that he wished to continue in the role despite his concerns over lack of support from the NW representatives and the PCSO. It was established that no contact has been received from AB by a number of the NW representatives since the Annual Parish Meeting and with the absence of a telephone number on which to contact AB, the current arrangement is in need of reworking. **All agreed that LP send a letter advising AB of the decision.**

ML left meeting at 7.54pm

0314.04 Highway’s matters

04.1 Drains, Signs & Poles and other Highway matters – Nothing to report – awaiting new financial year.

0314.05 Planning Applications

05.1 New applications to consider –
14/00611/DPO – Mr A Case, Rectory Farm, West Camel Road - Discharge of planning obligation to modify Section 106 Agreement, Clause 1A. RHC read a statement offering clarification of the application from the Case Officer confirming that the removal of the legal agreement has been triggered by the proposed school development. Should the legal agreement be lifted then it will not affect the agricultural tie imposed on the farmhouse as condition 7 of the planning consent, which limits the occupation of the dwelling to a person(s) solely or mainly, or last working in agriculture. DH declared an interest due to the future potential to rent the land if this legal agreement was removed. Following further discussion a vote was taken with 1 objection, 3 approvals, 3 abstentions (DH did not vote due to declared interest).

05.2 Updates received since last meeting – None

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05.3 Applications ongoing –
13/05191/FUL – Mr R Fenwick, Ansteys, Church Path, Wales – Replace garage with single storey extension.
For information – 14/00215/FUL – Land at Southfield Farm, Yeovilton – Revised Scheme for Solar Park. 13/01192/FUL – Land at Southfield Farm, Yeovilton – Appeal on previous application for Solar Park.

0314.06 Parish Group reports

06.1 Communications – Report of Communications February Meeting had been circulated prior to the meeting. No queries were raised by Councillors.

06.2 Environment – SM provided a flood committee update via an email received from Arthur Thring (AT). A shed is being sourced and will be placed within the village to provide storage for the signage and other equipment. AT had received a letter from David Heath enquiring if there had been a satisfactory response to the letters sent to the Chief Constable. He had confirmed that there had been promises but as yet no action. AT advised that he was in regular contact with two Inspectors to try and keep things moving. AT to update SM with any further developments. DH raised the subject of the planters purchased for the triangle and asked for an update. RHC/SM advised waiting for the new financial year in respect of works required to the triangle before planters can be put in place. No update on the required licence.

06.3 Frontrunner – Update in April.

0314.07 Other reports

07.1 CLT – RHC reported that CLT Director Paul Holbrook is the nominated CLT attendee at site meetings. Work is scheduled to begin on site on 21 April. Pre-site meetings have been ongoing to clear planning conditions. The most significant cover archaeology. During the whole development Halsall Construction are responsible for notifying the adjoining properties about key matters. The CLT will be provided with copies on every occasion. DH had advised that the large stone on the sample wall had been fitted with the strata off-end instead of horizontally and this has been noted to ensure it does not happen during the build.

07.2 Telephone Kiosk – CB confirmed the cover over the electrics has now been made secure and advised that he'd had a meeting with Ed Reeves (ER) to inspect the electrics. ER has recommended the PC should commission electrical testing/certification within 2 years of ownership. CB suggested the cost of this is included in 2015-16 budget and also the cost of any further equipment required. To date one pane of glass has been replaced and the rest will be done as soon as is possible.

07.3 PFC Lease – The working group meeting between the PC and PFC took place on Monday, 24th February. A record of this meeting has since been circulated by LP. At that meeting the PFC presented its outline Development Plan and has since sent copies to the PC of a model Charity lease, a model Playing Field Association lease together with a paper titled 'PFC Lease Heads of Terms Proposal' dated 4th March. Some Councillors only became aware on the Friday before the meeting, from NALC's Basic Charity Law document, that following the formation of the PFC as a charity, the PC became a *custodian trustee* and as such its role is very limited, i.e. the title to the *charity's* property is vested in the local council and it should also have custody of all documents relating to the property. The property should be listed in the council's asset register but with nil value, and that appears to be the extent of the Council's responsibility and authority. The document notes that responsibility for insurance of the property falls on the management trustees. RHC proposed that

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the PC renew the lease from 2015 for a minimum of 21 years, PPC seconded and the six Councillors able to vote agreed. RHC proposed LP forwards the paperwork received from the PFC to Rachel Saltonstall (RS) for her to advise an appropriate lease for the PC to review before submitting to the PFC. DH seconded, 5 in favour, 1 against. **LP to forward documents to RS. LP to write to the PFC, further to their letter dated 26 July 2013, acknowledging receipt of the three documents and advising them of the above proposals.**

07.4 Heritage Trust – In DB’s absence AD provided an update of the Trust’s current position. AD’s, DB’s and one other nominated trustee’s term ended in January 2014. AD shared his disappointment at how the trust had operated in the past. DB, AD and Martin Le Marinel (one of two co-opted trustees) held a meeting on 5 March to discuss the options for the future of the Heritage Trust. With two options available, the first to transfer the existing funds to a reserve account with the PC, the second that the trust remains the same, it was agreed at that meeting to recommend to the PC that the Trust should remain the same. CB advised that the trustees nominated by the PC don’t have to be Parish Councillors. With this in mind the PC moved to nominate 3 trustees for the term of four years. RHC asked if anyone in the public gallery or any Councillor would be interested in becoming a trustee. DH, AD and AH expressed an interest and RHC proposed, CB seconded that the three became the new trustees, 7 agreed, with 1 abstention. It was agreed that it was the Trust’s responsibility to nominate its own Chairman.

07.5 Policies and Procedures – RHC and LP are working through the list of six outstanding Policies/Procedures. The Data Protection Policy and Complaints Procedure have been drafted and are currently with SALC for review. Once all have been drafted and any input received from SALC they will be circulated to Councillors for their review prior to adoption.

07.6 TGC Renewables Community Benefit Deed – LP confirmed that she had sent the draft documents received from TGC Renewables to Ian Clarke at SSDC for advice, as yet a response has not been received.

07.7 Mildmay Arms – RHC provided an update of the latest situation with regards to the pub - halfway through the second month and there has been no sign of the refurbishment that as late as the last night of trading was confirmed to be happening. The pub was on sale with a guide price of £385,000 and has now been reduced to £360,000. An earlier email to Alan Cole from Richard, the last manager, stated that ‘to keep the pub open and in safe hands Clive (the owner) would be willing to sell the pub, to the village, for £270,000’. All Councillors were concerned at the prospect of the village losing the pub. DH proposed the PC ask the CLT to investigate further, BT seconded, RHC/AD/CB refrained from voting due to their involvement with the CLT and the remaining Councillors voted in favour. **RHC asked all Councillors to advise of any items they may wish to add to the list for investigation. PPC to place an article in the Parish Magazine advising of the action on the CLT.**

0314.08 Financial matters

08.1 Payments received – None

08.2 Payments made – SALC Clerk Training £55.00

08.3 Payments approved:

Memorial Hall Room Hire £24.00

Clerk’s expenses £42.23

Jo Pender-Cudlip – Website expenses £122.51

RHC expenses £27.20

08.4 Budget 2014/15 – Ring Fenced reserves for the EG generator fund and the

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School Swimming Pool were discussed as they were yet to be formally agreed in the budget. Following debate over the merits of hiring a generator rather than purchasing one DH proposed and PPC seconded that the Ring Fenced amount of £500 is reduced to £100 to cover hire costs, 7 voted in favour of this proposal and 1 against.

DH advised that the County Council will not provide the funds for a school swimming pool, it would be in the hands of the PTA to fundraise for one, but there would be space allocated for one on site. DH proposed and RHC seconded that an amount of £1000 be Ring Fenced to show PC support for any future pool development, all agreed.

DH questioned the NP against Youth Facilities as marked on the budget spreadsheet. RHC confirmed that the money Ring Fenced could be used before the NP was in place.

08.5 Banking – Nothing to report

0314.09 Incoming Correspondence - not included above

19/2/14 – Somerset Levels Relief Fund, donation request letter from John Osman. All Councillors agreed to decline the request, RHC advised that the village café had donated an amount on behalf of the parish.

0314.10 Advance Notices - of external and Parish meetings

0314.11 Matters for report or for the next agenda

0314.12 Date and time of next meeting - Monday 14 April 2014 at 7.30 pm, Marples Room.

RHC thanked everyone for attending and declared the meeting closed at 9.30pm.

Signed:

Date:

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