

# PAWLETT PARISH COUNCIL

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The minutes of the meeting of Pawlett Parish Council held at the Village Hall, Old Main Road, Pawlett on Monday, 16<sup>th</sup> October 2017 at 7.00 pm

( in the format to be presented to the next meeting for approval)

## **Present: Parish Councillors:**

M Neale (Vice-chair), A Baker, C Clark, W Barnard, M Seabourne and H Smith Clerk, C Morrison-Jones, together with 4 members of the public

## **Public speaking:**

- disappointed with Wessex Water handling of road up in village on Saturday. Buses were prevented from coming through the village with no prior warning
- W Barnard spoke as a member of the public regarding the planning application as it was unclear if he would still be present when agenda item 6 was discussed. He informed those present that he knew the farm yard well but had no pecuniary interest. The proposals would have been allowed under permitted development rules but they are within 25m of a highway so that is why it is a full planning application is required. One application is for a retrospective application for a replacement barn and the other involves no structural work, merely joining two buildings together to form a covered yard. The covered yard space is being funded by Environment Agency to lessen water load.

## **1. Welcome by the Chairman.**

M Neale took the chair for the meeting in the absence of R Winter

## **2. To receive any apologies for absence and disclosures of interest.**

Apologies of absence from Cllr R Winter and SCC Cllr M Healey  
Cllrs H Smith and W Barnard apologised in advance that they would have to leave the meeting part way through.

### **Declarations of interest:**

None

## **3. Minutes of the Parish Council Meeting held on 18<sup>th</sup> September 2017 to be presented and signed.**

The presented minutes were agreed as a true and correct record of the meeting and signed by the Chairman

## **4. Matters Arising:**

### **a) 'Path to no-where' – update**

PC has received a response from the director of Stonewater confirming that they will not be completing the path but offering a meeting with the Head of Development, James Bradbury, to discuss the matter further.

HS felt that it would not be productive to attend any meeting until PC is clear what it can achieve from Stonewater. What is it realistic to want to achieve? There are many issues and it doesn't appear that many of them that can be solved.

It was also noted that councillors shouldn't go to meetings alone anymore as this provided no evidence to back up the discussions held

AB pointed out that it is clear that from SDC (Duncan Harvey) letter that Stonewater didn't want the path but it was insisted on by SDC planning. Surely it is up to SDC to sort as they are the landowners of the land?

It was agreed that completing the path was not financially viable for either the PC or the Pavilion. WB suggested that maybe the £5,000 offered by Stonewater to contribute towards the costs of completing the path could be used for a better fence at the end of the path.

It was felt although this could be an option, the PC needed to consider ongoing costs and what is envisaged to be the final solution... What is the knock on fall out for the Pavilion by the non-construction of the path and how can the £5,000 be used to effectively to mitigate this. It would require agreement from PC and the Pavilion as to the best solution...a new fence that the pavilion would ultimately would be responsible for?

It was resolved that the clerk would write to Stonewater to ascertain

a) that the £5,000 offer is still available

b) is available to mitigate the effects of the path in the form of a donation to the parish to enable it to find its own solution to the problems caused by the path to know where

**b) Junction of Old Main Road / Manor Road, Pound Road and Chapel Road, and Monmouth Farm Close junction**

- Old Main Road/ Manor Road junction: The three bollards cutting off the area along the wall at the Manor Road / Old Main Road junction were installed at the end of September. SCC Cllr M Healey has confirmed to the clerk that he will put re-curbng this junction forward as one of his two nominations for the Small Highways Improvement Scheme grant

- Parking along Old Main Road between the above junction and Monmouth Farm Close:

A photograph had been received illustrating the issue of cars parking on both sides of Old Main Road, therefore restricting traffic flow for large vehicles and impeding the sight lines for those exiting Monmouth Farm Close. MN suggested that the grass verge opposite the Legion could be made into a layby for parking, widening the available road and improving sight lines. Councillors concurred that this seemed a sensible solution.

The clerk was asked to contact Cllr M Healey to request that he extend his grant application to cover congestion /parking issues along Old Main Road

**c) School Competition regarding the switching on of the Christmas Tree lights**

WB reported that the school is undergoing major transition at present so now is not the right time to add pressures to the timetable. AB offered to approach the pre-school to see if they would be interested in producing a poster for this year

**d) Any other matters arising not covered by agenda items below.**

None

**5. County and District Councillor Reports**

Cllr M Healey had provided the Clerk with a report which will be put up on the parish website.

Key points covered in the report were

- The Dragon Patcher: Somerset County Council's new highway repair tool
- National Adoption Week: NAW launches on 16 October
- Integrated Family Support Services: A consultation on potential changes to the way support is provided to families in Somerset has been launched
- Library Service: Consultation will launch shortly to redesign the service
- Winter Flu Jabs: SCC's Public Health are encouraging everyone eligible for a free NHS flu vaccination to arrange it as soon as practical

**6. Outdoor gym equipment**

The Pavilion have given permission for the placement of the outdoor gym equipment on the sports field but have concerns as how users will access the equipment, particularly during wet weather when the grass will be slippery and mud will be tracked onto the new rubber safety surface. Following a site meeting with MN, two options were proposed (and example

quotes obtained)– either to construct a new path from the main car park area, or to amend the fencing around the over flow parking to allow access from Gaunts Road at that point.

*The meeting was adjourned to allow Nigel Burt & Johnathan Thorne (Pavilion representatives) to answer Councillors questions*

- MN questioned that if fencing / access via Gaunts Road option is chosen, will people still not cut across grass? Nigel confirmed that the Pavilion thinks that the majority will not cut across grass but most will access from the hardstanding. He agreed that the Parish Council would not be held liable at a future date if the fencing option were chosen but a path was found to be necessary in the future.
- If the fencing option were chosen these fences would come under the sublease from the PC to the Pavilion, so would be future responsibility of the Pavilion. An undertaking would be needed to append to the lease to confirm this (HS-fence points on the proposed new fencing would need renaming as points ABC are already in use regarding fencing in the original lease and it could otherwise prove confusing)
- The available RLT2 funding falls slightly short of the expected total cost of the project, including the fencing costs. The Pavilion representatives agreed that, if the fencing option were chosen by the PC, if there proved to be any shortfall after the full grant amount has been applied for, any excess costs that could be attributed to the fencing would be shared 50:50 between the Pavilion and the PC.

The Pavilion representatives were very pleased with the gym equipment proposals and hoped that the grant application proved successful.

*The meeting was re-convened*

Councillors unanimously resolved to choose the access option that involved fencing to allow access through the overflow carpark area and Gaunts Road.  
Clerk to confirm with Pavilion that the three points discussed during the adjournment are acceptable and proceed with the RLT2 grant application to Sedgemoor DC, for the full amount available, with the addition of fencing costs to the quotes agreed for the gym equipment agreed at the September meeting

## **7. Community Land**

Access to the community land is assured through the roads and paths of Springfield Close due to legal covenants already in place concerning the land. These legal documents also dictate that the owner of the land has part responsibility for the cost of the upkeep of roads & paths in the Springfield Close development until such time that these are adopted by Somerset Highways. Following enquiries with SCC, there currently appears to be no timetable for the adoption process and the PC has been advised that the adoption process could take years to complete

It is essential that the owners of the community land retain a right of access to the land, to enable the required maintenance of the land to be carried out and to prevent the area becoming landlocked.

Councillors felt that the legal agreement requiring the land owner to bear partial financial responsibility for the roads and paths of Springfield Close was a potential open cheque in the future and not a liability that the PC could afford to expose itself to.

Councillors unanimously agreed that the PC will put the formalisation of the ownership of the community land on hold until Springfield Close roads and paths are adopted by SCC Highways. If it proves that the process of taking ownership cannot be delayed and it must be completed within a required timescale, Councillors resolved to decline ownership of the community land as the financial liability as it currently stands is unacceptable.

The clerk was requested to contact the PC's solicitor to inform her of Councillors decisions.

*H Smith left the meeting at this point*

**8. Planning Matters**

**a) 41/17/00013**

Lethbridge Farm, Stretcholt Lane, Stretcholt, Bridgwater, TA6 4SR

Erection of a steel framed roof over existing feed passage.

Councillors unanimously resolved to support the application as it would result in environmental & visual improvement

**b) 41/17/00014**

Lethbridge Farm, Stretcholt Lane, Stretcholt, Bridgwater, TA6 4SR

Retrospective application for the erection of an agricultural building.

Councillors unanimously resolved to support this application

**c) Any other planning related matters notified to Clerk in advance of the meeting.**

None

**9. To Receive Reports from Members of Meetings attended as representatives of the Parish Council.**

None

**10. Roads and Footpaths**

None

**11. Playground**

MN reported that the grass cutting in the playground is to be carried out by village hall handyman

*Cllr W Barnard left the meeting at this point*

**12. Consider response to RLT3 Application Received from Lymphsham Tennis Club**

Councillors unanimously resolved to support the Tennis club's application for RLT3 funds

**13. Financial Matters.**

**a) Approve payment of creditors.**

i) Clerks Salary, October 2017	£431.55
ii) HMRC	£13.80
iii) Clerk's expenses & reimbursements	£77.09
iv) Green Energy, electricity on the green	£5.67

**b) Receipts received**

25.7.17 Pawlett Pavilion, ground rent	£17.00
1.9.17 SDC, 2 <sup>nd</sup> half of precept	£9,750.00
1.9.17 SDC, council tax support grant	£78.00

**c) Any other financial matters notified to the Clerk in advance of the**

**Meeting.**

None

**14. Correspondence**

**1) Somerset County Council: Press releases**

- i. Get your flu jab now
- ii. Look after your tyres
- iii. Family Support Services – have your say

**2) Sedgemoor DC: Press releases**

- i. Have you completed your voter registration form?
- ii. Fly tipping lands Somerset man in jail
- iii. Grants available for health projects
- iv. Burnham & Highbridge Area Neighbourhood Plan
- v. Information from EDF regarding roadworks at junc 23

vi. Village Agent Roadshows

- 3) **Sing for Somerset**
- 4) **SALC October newsletter**
- 5) **Somerset Partnership NHS: New leader for Musgrove Park**
- 6) **Hinkley Point B October report**
- 7) **Somerset Playing Fields Association**
- 8) **Cllr M Healey. Parish Council report for October 2017**

**15. Topics for Future Meetings.**

January 2018 meeting. AB informed councillors that it is planned for the Village Hall to be closed for redecoration on 15<sup>th</sup> January. AB offered to ask VH committee if decoration could be postponed for a day -to report back at November meeting

**16. Date and time of the next meeting –20<sup>th</sup> November 2017 at 7.00 pm in the Village Hall, Old Main Road, Pawlett.**

There being no further business, the meeting closed at 7.55 pm