

STOKE SUB HAMDON PARISH COUNCIL

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MINUTES OF MONTHLY MEETING HELD ON WEDNESDAY 1ST DECEMBER 2021 AT THE HAMDON YOUTH & FAMILY CENTRE

21/154/a **PRESENT:**

Members: Mrs Barbara Brooks, Mr Hugh Donovan, Mr Andy Dawe, Mr Paul Jeffery, Mrs Rebecca Merrick, Mr Graham Middleton, Mrs Suzanne Nelms, and Mr Bill Southcombe

Others: Mrs Sarah Moore (Clerk), and 1 member of the public

21/154/b **APOLOGIES:**

Mrs Lyn Foley, Mrs Alex Schellenberg, Mr Mike Hewitson (District Councillor) and Mr Neil Bloomfield (County Councillor)

21/155 **DECLARATION OF INTEREST:**

Cllr Brooks declared an interest in the Hamdon Youth Group, the Hamdon Youth & Family Centre, and the Memorial Hall

Cllr Donovan declared an interest in the Hamdon Youth & Family Centre.

Cllr Jeffery declared an interest in the Sports & Recreation Trust

Cllr Merrick declared an interest in the Sports & Recreation Trust

Cllr Nelms declared an interest in the Friends of Ham Hill

Cllr Southcombe declared an interest in HCAP and the URC

21/156 **PUBLIC SESSION:**

Cllr Brooks introduced Mr Lee Churchill who is interested in joining the parish council. Mr Churchill gave councillors some background information about himself and why he is interested in being a councillor.

21/157 **MINUTES OF PREVIOUS MEETING:**

The Clerk said she had amended the minutes under *Minute ref: 21/140* as Cllr Merrick no longer has an interest in the Memorial Hall.

It was RESOLVED to approve and sign the Minutes of the November meeting.

21/158 **MATTERS ARISING FROM MINUTES:**

The Clerk reviewed the items on the Action List:

- i. Overhanging trees between Co-Op and Loder's Corner: No update on this issue. **Action Clerk**
- ii. BT cable on Memorial Hall wall: BT still haven't repaired this issue. **Action Clerk**
- iii. Damaged drain in North Street: Wessex Water were unaware of this issue. **Action Clerk**

21/159 **DISTRICT & COUNTY COUNCILLORS:**

21/159/a Mike Hewitson – District Councillor

No report received

21/159/b Neil Bloomfield – County Councillor:

No report received

21/160 **SPORTS & LEISURE:**

21/160/a Hamdon Youth Centre:

Cllr Brooks said the new flat roof has now been installed at a cost of £16,000. As this is a repair to the building this amount will come out of the Asset Reserve fund. Cllr Brooks said work has been delayed because of the storms and roof leaks but D R Jones builders should complete their work before Christmas and the kitchen will be installed in January as will the

CCTV, emergency lighting and fire alarm system. The designs for the kitchen have been drawn up by Howdens and these will be circulated to councillors.

The Centre Trustees have approached Gigaclear regarding the Wi-Fi and Gigaclear are willing to give this to the centre for free.

21/160/b Hamdon Youth Group:

No report.

21/160/c Memorial Hall and Grounds:

The Clerk said the annual grant application towards the hall's insurance costs had been received. The amount being asked for is £871.64. The Clerk said this has been budgeted for, but formal approval is required. It was RESOLVED to pay the grant in full and to add it to this month's payments.

21/160/d Play Areas:

The Clerk reported that the warranty for the wet pour at Stonehill is only for 12 months and only protects against faulty materials or workmanship. Also, the warranty does not come into effect until after the invoice has been paid. The company, Soft Surfaces, were supposed to inform the Clerk when they were coming to lay the surfacing, but this did not happen. It was only after Cllr Nelms noticed the surface had been laid that the Clerk was told the work had been completed three days previously so there was no opportunity for anyone on the council to inspect the work. A discussion was held as to whether to get an alternative company to repair the damage, but it was agreed that in order not to invalidate the warranty Soft Surfaces needed to do the work. It was agreed that a letter of complaint should be sent to Soft Surfaces stating the Council's dissatisfaction and tell them to repair the holes in the surfacing.

Action Clerk

21/160/e Sports and Recreation Trust:

No reports received.

21/160/f Any Other Issues:

1. A grant application has been received from Stoke Baby & Toddler Group. The group have asked for £77.71 to go towards their public liability insurance. This is normally funded from their subs but due to Covid and the group not running for the past 18 months, their funds are low. It was RESOLVED to give a grant for £77.71 and to add it to this month's payments.

21/161 **VILLAGE ENVIRONMENT:**

21/161/a Allotments

Cllr Nelms spoke to a couple of allotments holder regarding installing hedgehog houses on Stonehill allotments and there were no objections, so it was agreed for Cllr Nelms to put these on the allotments.

The Clerk said she has not yet received a price for additional help to clear the allotments from the lengthsman as he has Covid.

21/161/b Crime and Anti-Social Behaviour:

No report.

21/161/c Footpaths:

No report.

21/161/d Ground Maintenance:

i. Groundsman

No report.

ii. Parish Lengthsman

The Clerk said the lengthsman had cleared the pavement at the top of Windsor Lane and Highway and had cleared the drains at the beginning of November. Unfortunately, he was unable to carry out any work towards the end of November as he was off with Covid. The Clerk said she has asked the lengthsman to clear the ivy and bramble in Whirligig Lane as it is obstructing the path and will ask him to cut back the brambles which overhang the wall at the top of the High Street.

Action Clerk

The Clerk reported that the Sea Wall area has now been cleared and a number of residents who have thanked the parish council for getting this done.

21/161/e Highways and Transport:

- i. Speed Indicator Device

Cllr Donovan gave an update on the speed indicator device. It has been in West Street near the Fleur and readings have been taken for both directions which show there are no significant speeding issues. Cllr Donovan has been informed that there is traffic speeding near the entrance to Castle Farm in North Street. Unfortunately, there are no suitable post by the farm on which the SID can be attached to, so it has had to be placed a little further up the road near Great Field Lane.

ii. Road Safety

Cllr Brooks said an article had gone in the newsletter asking for residents' participation in the reformed Transport Working Group and so far four people are willing to attend. Cllr Brooks said she will organise a meeting for either later in the month or in January.

Action Cllr Brooks

21/161/f Street Lighting

No report.

21/161/g Defibrillator Report

No report

21/161/h Community Shop

No report.

21/161/i Any Other Issues:

i. HCAP

Cllr Southcombe updated councillors on the current situation regarding the purchase of the URC. The Synod have stated that if the purchase has not been completed by the end of the year the church will be locked on 31st January 2022. Cllr Southcombe said he was still trying to obtain funding of around £50,000. Cllr Southcombe said the play group is in a good situation as they are sitting tenants.

The Clerk mentioned that the village bier and cradle roll were still in the church, and these would have to be removed before the Synod lock the doors as these are parish assets. It was agreed that the village bier could be stored in the Youth Centre. The Clerk agreed to collect the cradle roll.

ii. Telephone Box

Cllr Southcombe said when SSDC were carrying out their leaf clearance operation they dumped the leaves from outside the Memorial Hall grounds in the telephone box. Cllr Southcombe said he had cleared some of it but there is far too much. It was agreed to contact SSDC to get them to tidy the area up.

Action Clerk

iii. Christmas Tree Festival

The Clerk said she has been notified that the Christmas Tree Festival has been cancelled due to lack of interest.

21/162 FINANCE:

21/162/a Matters for Report

i. The Clerk gave the monthly bank reconciliation report as of 30th November 2021.

	£
Lloyds Current Account	54,583.02
Lloyds Reserve Account	67,830.08
Melton Building Society	33,326.03
Cambridge & Counties	22,730.67
Total as Cash Book	178,470.34

Less Ring-Fenced Amounts:

	£
Pavilion Reserve Account	27,530.67
Asset Management Reserve Account	34,209.06
Allotment Deposits	938.67
Bequest – Plants	150.00
Hamdon Youth Centre	27,907.45
Total	90,735.85

Budget Working Capital**87,734.49**ii. CIL Payment.

The Clerk said the CIL payment of £1,702.80 received last month from SSDC should have been paid to Norton sub Hamdon Parish Council so this has had to be returned.

21/162/b Matters for Resolution.i. Invoices Payable:

		£	
Sarah Moore	Expenses for November	208.24	BACS
Stable Print	December Newsletters	205.00	BACS
Evis Ground	November Ground	666.66	BACS
Maintenance	Maintenance		
SSDC	Parish Lengthsman for	346.32	BACS
	October		
Jones Building Group	Interim Invoice – HYFC	28,802.54	BACS
	Refurbishment Phase 2		
Fern Garden Tree Services	Fell Holly Tree at HYFC	468.00	BACS
Stoke sub Hamdon Memorial	Grant towards Insurance	817.64	BACS
Hall & Recreation Ground	Costs		
SSDC	Cut Back Brambles & Trees at	1,319.47	BACS
	Sea Wall		
Soft Surfaces Ltd	Wet Pour Surfacing Stonehill	3,074.00	BACS
	Play Area		
Stoke Baby & Toddler Group	Grant towards P/L Insurance	77.71	BACS
	Total	<u>35,975.58</u>	

ii. Other

a) The Clerk explained that Lloyds Bank require a copy of the Financial Regulations and Standing Orders along with a copy of the minutes showing that a resolution had been passed to apply for a credit card and a covering letter signed by two signatories stating what credit limit the Council would agree to. The Clerk asked councillors to approve a credit limit. After a discussion on the possible spend per month it was RESOLVED to have a credit limit of £500. **Action Clerk**

b) The draft Budget for 2022/23 and Finance Group minutes had been circulated to councillors. Cllr Donovan stated that the budget is slightly less than this financial year as the Finance Group is aware that there has been a large amount of expenditure this year and some of the Asset Reserve has had to be used from a maintenance perspective. The Finance Group is assuming the precept would not increase too much but the Asset Reserve does need to be replenished in case of unexpected repairs to assets. The Finance Group has subsequently agreed that spending in 2022/23 would be kept to the minimum and that there would be no possibility for major expenditure or grants, other than the normal annual grants, during the 2022/23 financial year. It was RESOLVED to approve the budget for 2022/23.

The Clerk said the Tax Base would not be received from SSDC until mid-December so the precept would need to be approved at the January meeting.

21/163 PLANNING:**21/163/a Planning Information:**

Cllr Brooks said there had been an informal consultation evening for both Stoke and Montacute Parish Councils on a potential development of 55 eco homes behind Stanchester Academy.

Cllr Brooks said she had also been in contact with the Flood Warden Coordinator in Martock in connection with the planning application 20/00991/OUT (Mason Lane). At present there is no flood storage area, where flood water can be stored and released when it is safe to do so, between the proposed location next to the parish of Montacute and Martock village.

Also, the National Trust are proposing a new long-term woodland management scheme for St Michael's Hill. The aim of this scheme is to improve wildlife and bring back endangered species that used to inhabit the area. The National Trust are concerned what impact the Mason Lane and Wessex developments would have on existing wildlife.

21/163/b Parish Planning Working Party Feedback on Applications:

21/03279/HOU - installation of 15 solar panels to garage at rear – North Street Farmhouse, North Street, Stoke sub Hamdon TA14 6QR – no observations or objections

20/00991/OUT – revised outline application with all matters reserved save for access for the residential development of land for up a reduction in the number of houses from 30 to 17 – Our formal consultee feedback submitted reads “Stoke sub Hamdon Parish Council objects to this amended application. Our main reasons for objecting (first put forward in the initial consultee phase) are still relevant despite the reduction in the number of houses from 30 to 17. The council also notes that SSC Highways, Natural England, National Trust, Historic England continue to uphold their original objections and it concurs with the content of their objections. However, we wish to make an additional observation and objection. In Boon Brown’s letter of 19 November 2020 in this latest outline planning application it refers to Stoke sub Hamdon as being and continuing to be a Rural Centre. It quotes “When considering the performance of the proposal against the distribution of development policies of the Local Plan then Policies SS1 (where Stoke sub Hamdon is identified as a Rural Centre), and SS5 (where a permissive approach will be taken to housing proposals adjacent to rural centres), are relevant”. “It is clear that the known growth at Stoke sub Hamdon inclusive of the proposal will still result in Stoke sub Hamdon being smaller than all of the other Rural Centres”. Boon Brown’s letter contradicts the SSDCs latest evaluation of Stoke sub Hamdon in the Preferred Options Consultation in 2019 on the Local Plan Review 2016-2036 which is a rolling assessment of the adopted Local Plan and reviews the current state of towns and villages and the effect of planning strategy including Policy SS1. This document recommends downgrading Stoke from a Rural Centre to a new category of Village. The SSDC acknowledges that Stoke does not have the usual size, infrastructure, employment opportunities and sustainability of the other Rural Centres (such as Bruton). See page 29 :- 5.7 Undertaking this assessment has provided the opportunity to reassess the status of Stoke sub Hamdon within the settlement hierarchy. Stoke sub Hamdon is the smallest of the Rural Centres; the settlement has very limited scope for growth due to landscape constraints including the presence of Ham Hill Country Park and the number of commercial outlets in the centre is relatively restricted. This means that it is more appropriately designated as a Village than a Rural Centre. Under the revised proposed category of Village, any new development would need to meet the needs of the local area. There is no apparent need of extra housing in Stoke bearing in mind the level of completed and development and the current development in progress (Greatfield Lane) has significantly exceeded targets. The Parish Council would therefore refute Boon Brown’s statement that this new development would not prejudice the sustainability of Stoke and would in fact lead to a lower quality of life for residents in the areas of education and health. 4 of 4 Key facilities in Stoke are already over capacity: both primary schools in Stoke and Montacute are up to capacity with no space in their grounds to expand: similarly, Hamdon Medical Centre is already over capacity with again no land for extension as evidenced by the formal NHS Commissioning Group’s application for s106 funding. There is poor and inadequate public transport to the nearest towns of Yeovil and Crewkerne and Martock which is key for those who wish to reduce their car usage and carbon footprint”.

21/163/c Planning Decisions and Reports:

Reports

21/03109/DOC1 and **21/03110/DOC1** - Discharge of Condition 3 (Materials) on applications 17/00186/FUL (2 houses) and 16/03872/FUL (14 houses) - Land at Greatfield Lane, Stoke sub Hamdon – No published progress since last month

20/01831/FUL – the erection of a detached chalet style dwelling and associated access and parking - Land rear of Princes Close Car Park, Stoke Sub Hamdon – No published progress. Being delayed by the Phosphates issue.

20/02274/DPO – application for the modification of section 106 agreement between South Somerset District Council, Abbey Manor Developments Ltd and Blue Cedar Houses Ltd attached to planning approval 16/03872/FUL dated 22 December 2016 and approval

17/00186/FUL dated 24th February 2017 to remove the age restriction attached to the approvals. – Land and Buildings, Greatfield Lane, Stoke sub Hamdon TA14 – Permitted but revised s.106 Agreement not yet published online.

Decisions

There are no published decisions.

It was RESOLVED to ratify the Planning Working Party's recommendations.

21/164 GOVERNANCE:

Nothing to report.

21/165 CORRESPONDENCE:

A confidential item had been circulated to councillors.

21/166 MEMBERS' & CLERK'S REPORTS:

No reports received

21/167 ITEMS FOR FUTURE AGENDAS:

None declared

21/168 DATE OF NEXT PARISH COUNCIL MEETING:

There being no further business the meeting was closed at 20.41pm. The next Parish Council meeting will be held on Wednesday, 12th January 2022 at 7.00pm in the Hamdon Youth and Family Centre.