

Mere Parish Council

PARISH CLERK - MRS. L. C. WOOD

Minutes of a meeting of the Parish Council held on Monday, 6th December 2010 at 7.30 p.m. in The Andy Young Pavilion, Springfield Road, Mere.

Present: Councillors: E. Mitchell (Chairman), P. Coward, R. Coward, C. Hazzard, R. Hughes, G. Jeans, D. Sealy, R. Sims, S. Squires, Mrs. L. Traves & Mrs. M. White.

Public Session.

Mr. David Coulter explained the background behind his application for renewal of planning permission to the land adjacent to Mill Brook, Edgebridge, Mill Lane and said that he knew the land was contaminated when he purchased it with planning permission to erect a single residential property. Mr. Coulter said that he entered into discussions with Wiltshire Councils Environmental Protection Team in 2009 regarding advice on an acceptable scheme of remediation for the site but was advised by the officer to do nothing as the site had been flagged as a priority site for a bid for defra funding in Jan/Feb 2010. In the meantime, the planning permission on the site expired on 20th November 2010 and Mr. Coulter has been informed that a renewal application is likely to be recommended for refusal. The defra funding bid has not been successful and Mr. Coulter has now been advised that it is in Wiltshire Council's interest to allow the planning permission to lapse because the site drops down in sensitivity from residential to vacant which is less onerous and means that they will not have to carry out remediation. Mr. Coulter said that he tried to submit a renewal application in September but was told that it was invalid because the site was in Flood Zone Area 3, thus preventing development of the site. Mr. Coulter said that upon further investigation he had found that whilst some properties in Mill Lane were in that Flood Zone Area 3, his property was not. Mr. Coulter said that he was in no particular hurry to build on the site, and was willing to give the Council more time to find the funds for an investigation, but he wanted to retain his planning permission and clean up the site.

Mr. R. Coward said that his wife had asked him to say how pretty the tree in the traffic island looked with its xmas lighting. Mr. R. Hughes and Mr. Squires echoed these sentiments. There was a brief discussion on the xmas lighting scheme on the clock tower and the unfortunate situation where a number of bulbs had blown due to the extreme cold weather. It was agreed to investigate changing the clock tower lighting scheme next year and to investigate possible grant options.

Mr. Jeans reported that the Fire Brigade wanted to use the Clock Tower Island for some kind of recruitment drive on Thursday, 13th January. The Clerk said that the Fire Brigade ought to contact her direct so that the matter could be dealt with formally.

Apologies for absence received from Councillors Michael Hall and Mrs. Rachel Porter

470. Declarations of Interest

Cllr. Mitchell declared a personal interest in Planning Application S/2010/1751

Cllr. Jeans declared a personal interest in Planning Application S/2010/1800

G. Jeans declared a personal and prejudicial interest in Minute No. 477a) – recipient.

Cllr. P. Coward declared a personal and prejudicial interest in Planning Application S/2010/1760

471. Minutes – Cllr. Mrs. White proposed that the Minutes of Parish Council meeting held on Monday, 1st November 2010 be approved as a correct record of proceedings. Proposal seconded by Cllr. Mrs. Traves and carried with a majority vote of those present on 1.11.10.

472. Reports

a) Neighbourhood Policing Report – none.

b) Wiltshire Councillor's Report – Cllr. Jeans reported that he had attended a Licensing Committee Meeting where a Review of Existing Street Trading Controls was discussed with recommendations to introduce a new harmonised street trading scheme. Cllr. Jeans expressed his concerns that this would prohibit certain current charitable practices (Carnival, cake stalls and other fundraising events) as any new controls would apply to any area which the public have access to without payment, including private land. Cllr. Jeans suggested that the Parish Council might like to request that all Parish Council land should be exempt from any new street trading controls. Cllr. Jeans also said that morale amongst staff at Wiltshire Council was extremely low now that a 10% staffing cut had been announced. Area

Board funds were an issue of concern and Cllr. Jeans was encouraging Parish Councils and organisations to submit applications for funding.

c) Community Safety Representative's Report – Cllr. Sims reported that the Neighbourhood Watch scheme was working well but still needed co-ordinators for Manor Road and Jack Paul Close. Cllr. Sims reported on local scams targeting the area.

d) Transport Representative's Report – Cllr. Sims stated that he had not been invited to a Transport Group meeting for at least 6 months. He stated his concern for the future funding prospects for the local Connect2 bus scheme.

473. Matters Arising

a) Car Parking Strategy – Report on Environment Select Committee Meeting held 2nd November 2010 – Councillors who attended the meeting agreed that nothing new had transpired at the meeting and that Wiltshire Council would be making their decision on Tuesday, 14th December at Trowbridge 10 – 10.30 a.m.

***b) Casual Vacancy** – members noted the information in the Clerks Report.

474. Planning

a) Applications: (All applications can be viewed on Wiltshire Council's website

<http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningapplicationssearchonline/planningsearch.htm> – and type in the relevant application number)

Application Number: S/2010/1589
Location: RAISE ROOF AND CONVERT EXISTING COMMERCIAL LOCK UP STORE TO PROVIDE 2 DWELLINGS.
Proposal: NORRIS ELECTRICAL STORE, ANGEL LANE, MERE.

Members discussed their concerns relating to the lack of car parking, lack of amenity space and proximity to public footpath/highway. Cllr. P. Coward proposed that the Parish Council should object to the above application for the following reasons:

Overdevelopment – the Parish Council considers that this is overdevelopment and the two dwellings will have no amenity space or storage space for cycles/bins. The bin zone shown on the proposed general arrangement plans would be on a public footpath and not within the ownership boundary. The conversion into two dwellings will create the requirement for at least four parking spaces which cannot be accommodated either on-street or off-street.

Lack of Parking – contrary to the Design & Access Statement, there are not ample on-street parking spaces within Angel Lane and there is little opportunity for vehicles to park on Angel Lane without causing an obstruction. Parking in the centre of Mere is time restricted and Church Street (adjacent) is congested. The access statement also states that there are two free car parks within easy walking distance. Wiltshire Council is conducting a car parking review and we cannot guarantee that these car parks would be free to use in the future.

Obstruction of footpath/highway – there is a public footpath on the southern boundary of this property and Angel Lane on the eastern boundary is a single track highway with no pavement. Angel Lane is a no-through road that leads to Mere Cemetery and a network of popular public footpaths. The Parish Council is concerned about obstruction of the public footpath and highway whilst construction work is carried out.

N.B. – If the third issue (obstruction- above) could be overcome, the Parish Council may be able to consider more favourably, an application for one dwelling with integral double garage or adequate off-road parking for two vehicles.

The proposal was seconded by Cllr. R. Coward and carried with a vote of 8 for and 2 abstentions. (Cllr. Jeans, in his capacity as Wiltshire Councillor, refrained from discussion or voting).

Application Number: S/2010/1664
Location: MERE LIBRARY BARTON LANE MERE WARMINSTER.
Proposal: TO REPLACE LEAD SHEET ROOF COVERING (STOLEN) ON FLAT ROOF AREA WITH A SUBSTITUTE LEAD REPLACEMENT OF LOW VALUE, I.E. DRYSEAL HERITAGE PRODUCT

Cllr. Squires proposed that the above application be recommended for approval. Proposal seconded by Cllr. Sealy and carried with a majority vote. (In his capacity as Wiltshire Councillor, Cllr. Jeans refrained from discussion or voting).

Application Number: S/2010/1665 - FULL
Location: FIELD TO EAST OF NEWMEAD COTTAGE SOUTHBROOK MERE WARMINSTER.
Proposal: ERECT 3 STABLES AND ASSOCIATED HARDSTANDING AND CHANGE OF USE OF LAND TO PRIVATE EQUESTRIAN USE.

Cllr. R. Coward proposed that the above application be recommended for approval. Proposal seconded by Cllr. Squires and carried with a majority vote. (In his capacity as Wiltshire Councillor, Cllr. Jeans refrained from discussion or voting).

Application Number: S/2010/1667 - FULL
Location: DROVERS COTTAGE, THE FIELDS, MERE.
Proposal: THE INSTALLATION OF A FLUE ON THE NORTH ELEVATION
(RETROSPECTIVE)

Cllr. Hughes proposed that the above application be recommended for approval. Proposal seconded by Cllr. P. Coward and carried with a vote of 4 for and 6 abstentions.

Cllr. R. Coward in The Chair

Application Number: S/2010/1751 – VARIATION OF CONDITION
Location: LAND ADJACENT MILLBROOK EDGEBRIDGE MERE WARMINSTER.
Proposal: RENEWAL OF EXTANT PLANNING PERMISSION S/2007/1973 FOR ERECTION
OF DWELLING

Councillors recalled that they approved this application before with a condition that Mill Lane and the public footpaths around the site must not be obstructed by construction or delivery vehicles. Cllr. Hughes proposed that we should approve the renewal of the planning permission with the same condition. Proposal carried with a vote of 7 for and 3 abstentions. (Cllr. Mitchell, having declared a personal interest, refrained from discussion or voting. In his capacity as Wiltshire Councillor, Cllr. Jeans refrained from discussion or voting).

Cllr. E. Mitchell in The Chair

Application Number: S/2010/1760 - OUTLINE
Location: DELL COTTAGE, EDGEBRIDGE, MERE.
Proposal: ERECTION OF NEW DWELLING WITH INTEGRAL GARAGE

Cllr. Mrs. White said that the proposed dwelling had a considerable footprint for a house that was effectively being built in someone's garden and also raised concerns about vehicular access and parking. Cllr. Sealy felt that infill development was better than houses being built in the open countryside. Cllr. Hazzard said that the Parish Council was always complaining about overdevelopment and small houses being built with no garden or amenity space and said that this proposal had plenty of room for parking and garden. Cllr. Hazzard proposed that the application be recommended for approval. Proposal seconded by Cllr. Sealy and carried with a vote of 6 for and 3 abstentions. (Cllr. P. Coward, having declared a personal and prejudicial interest, left the room whilst the matter was discussed. In his capacity as Wiltshire Councillor, Cllr. Jeans, refrained from discussion or voting.)

Application Number: S/2010/1800 - FULL
Location: 58 WHITE ROAD, MERE
Proposal: CONSERVATORY.

Members agreed that the planning application should be considered at this meeting, despite the fact that it had been received too late to be itemised on the agenda. Cllr. Mrs. Traves proposed that the application should be recommended for approval. Proposal seconded by Cllr. P. Coward and carried with a majority vote in favour. Cllr. Jeans declared a personal interest and refrained from discussion or voting.

475. Cemetery

a) Request to purchase X3 cremation plots within small hedged enclosure in old cemetery – the Clerk informed members that Mrs. Ingram had asked if she could purchase these cremation plots in an area that was just outside the current cremation plot boundary. On proposal made by Cllr. P. Coward, seconded by Cllr. Mrs. White and carried with a majority vote (1 abstention), members agreed that this would be acceptable.

476. Highways, Rivers, Footpaths, Traffic & Transport

***a) Information on water abstraction rates** – with reference to the information in the Clerks Report, Cllr. P. Coward said that he had read this with interest. The Clerk was asked to enquire with the Environment Agency and Wessex Water if they could vary their abstraction rate so that, at times of low rainfall, the rivers and ponds did not dry up completely. It was also agreed to ask the Environment Agency if they could replace their boards across the river at Waterside which would retain some water in the river bed to benefit the wildlife (they erected boards some time ago to take measurements and the board channels are still in place)

b) Wiltshire Council's review of existing street trading controls – with reference to the discussion held earlier [472 b)] it was agreed to ask Wiltshire Council to exempt all Parish Council owned land from any proposed controls.

c) Grit/salt & grit bins – Cllr. Jeans said that he had managed to get Wiltshire Council to agree to provide parishes with a 1 tonne bag of salt/grit for use within the community. The Parish Council thanked Cllr. Jeans for his help in this matter and agreed that the salt/grit should be stored safely for the Parish Council workmen to use. The Clerk informed members that the advice from government & insurance companies is that Parish Councils are unlikely to be sued or held legally responsible for injuries as a result of clearing snow and ice as long as the clearance has been done carefully and the Parish Council is not negligent. The Insurance company had advised that a programme and risk assessment should be carried out.

477. Finance, Policy & Resources

a) Payments – Cllr. R. Coward proposed that the following payments be recommended for approval. Proposal seconded by Cllr. Sims and carried with a majority vote. Cllr. Jeans, having declared a personal and prejudicial interest, left the room whilst this matter was discussed. The Clerk asked members to note that she had managed to find cheaper insurance for the Diahatsu as the renewal quote was £415.70 and Came & Co. had quoted £238.60 to add the vehicle on to the Parish Council's existing tractor policy.

Playsafety Limited	Annual Play Area Safety Inspection (3 sites)	239.71
Scats	Chapel/workshop security	27.85
Jeans	Bulbs for changing rooms	19.98
Cash	Mobile top-up fee	10.00
Cash	Replacement tap for changing rooms (Plumbase)	19.15
Bow Fire Protection	Service fire extinguishers	82.58
D & H Pengelly	Castle Hill Environment Plan & HLS Application Advice	710.87
Lite	Xmas lights for tree	£428 + VAT (already pd). Please note that we have received £58 anonymous donations towards this cost.
Pest Stop Outdoor Animal Pest Repeller	Repeller for cat problem in Walnut Road Play Area	£39.95
The Broker Network Ltd	Insurance (Diahatsu Fourtrak)	£238.60
Jeans	To replace socket with built in RCD at clock tower ground floor area	114.56
Rochford Garden Machinery	Reel cutter (strimmer)	22.55
Rochford Garden Machinery	Reel cutter (strimmer) & goggles	25.04
Shaftesbury Garden Machinery	Sundries	20.37
Forge Garages	Fuel & Oil	151.00
Imprest Account – cheque Nos. 2688 - 2692	Petty Cash, Salaries, PAYE & Pension	3690.04
Post Office	Road tax for Diahatsu	205.00

b) Annual Budget Meeting - Although the Annual Budget meeting was held on 16th November, it was agreed at that meeting that the recommendations would not be presented to the council for discussion or approval until the January meeting, by which time Wiltshire Council should have made their decision on the car parking strategy.

c) Policy R2 Update – the Clerk informed members that she had received a statement from Wiltshire Council on our Policy R2 situation but that there were a number of developments marked as 'not started' which the Clerk understood had started and she was in the process of getting these matters rectified with Wiltshire Council officers.

d) Training & Development - Health & Safety One Stop Shop Training workshop at Sparkford (Cost £129 + VAT) – it was agreed that the Clerk be permitted to attend, if willing and able to.

***e) To Review Standing Orders** – with reference to the revised standing orders that had been distributed, members agreed that they should be adopted forthwith.

478. General Items

***a) Questionnaire from Wiltshire Police Authority on Local Policing Priorities** – members agreed that the Chairman, Vice-chairman and Clerk should complete the questionnaire on behalf of the Parish Council and members also said that they would complete individual questionnaires also.

479. Clerks Report – Cllr. R. Coward proposed that the Clerks Report should be confirmed and adopted. Proposal seconded by Cllr. Mrs. White and carried with a unanimous vote.