

Meeting of Sampford Brett Parish Council

Wednesday 14th July 2021

Minutes of the Meeting of Sampford Brett Parish Council which took place on Wednesday 14th July 2021 and was held at Sampford Brett Village Hall, commencing at 6.30pm.

Parish Councillors Present: J Swan (Chairman), M Blazey, D Brooks and S Miles

In Attendance: One Member of the Public and Mrs T-A Biss (Clerk and Responsible Financial Officer)

6.30pm - PRIOR TO THE START OF THE MEETING:

- **Question and comments from members of the public**
No questions or comments had been received from members of the public.
- **Request to address the Parish Council from members of the public.**
No request had been received from members of the public.
- **Reports from County & District Councillors**
The Chairman received apologies from District Cllrs Aldridge and Whetlor and District and County Cllr Davies. Cllr Aldridge provided a report regarding flood relief and erosion work in Sampford Brett, (Appendix A).

The meeting was then formally opened.

1. TO RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE THE REASONS GIVEN (LGA 1972 s85 (1))

Apologies received from Cllr Nick Brodrick due to illness, Cllr B Doyle due to work commitments. Members again sent their best wishes to Cllr Brodrick.

2. DECLARATIONS OF INTERESTS

Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e). (NB this does not preclude any later declarations)

None received.

3. TO APPROVE AND SIGN AS A CORRECT RECORD OF THE MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD ON WEDNESDAY 9th JUNE 2021 (LGA 1972 sch 12, para 41(1))

Points of accuracy Page 493 Items 13 – WL20/17 – village side ~~both sides~~ of Fairy Bridge

Resolution:

That following the "points of accuracy" amendment that the minutes of the Extraordinary Meeting of Sampford Brett Parish Council held on 9th June 2021 were approved as being a true and accurate record and signed as such.

4. ACTIONS FROM THE PREVIOUS MEETING

- 4.1 Page 491 item 4.1 – Election of Vice Chairman.
Cllr Brodrick to sign the Declaration of Acceptance of Office for the role of Vice Chairman when next in attendance.
- 4.2 Page 491 Item 4.2– Installation of Kissing Gates
The request to replace the stile between Mill Farm and Catwell, WL20/5 ongoing.
- 4.3 Page 491 Item 4.3 – Seat next to the Bus Shelter
Members thanked the volunteers who have made repairs and painted the seat. Also, the Councillors wished to thank and acknowledge the volunteer who is cutting the grass around the bus stop and seat area.
- 4.4 Page 491 Item 6 – Review of the Emergency Plan
Members would like to invite villagers to work with the Parish Council on updating the Emergency Plan and are looking at the best way to progress this.
- 4.5 Page 491 Item 7.1 – Facility to carry a Mobility Scooter
It has been confirmed that the “Bickwatch” community vehicle will not be able to carry Mobility Scooters.
- 4.6 Page 492 Item 8.3 – Defibrillator Pads
New defibrillator pads (2 off) have been purchased (£95.97 inc VAT). Training sessions on the use of the defibrillator will be set up later in the year. It must be stressed however that there are instructions on the defibrillator so in an emergency a non-trained person can use this equipment.

5. ANNOUNCEMENTS FROM THE CHAIR

- 5.1 Platinum Jubilee Celebrations – information on local and national plans by councils to celebrate the Jubilee. The Chair suggested this is a future agenda item for discussion, including setting aside a budget.
- 5.2 The decision on the future of Somerset Council and District Councils is still awaited at this time.

6. FINANCIAL REPORT & SCHEDULE OF PAYMENT

6.1 Financial Report as of 8th July 2021

INCOME		
Brought Forward	£4,915	<i>Net Banked Balance as 31st March 2021</i>
Precept - Received 26 April 2021	£3,400	<i>AGAR Section 2 (2)</i>
	£8,315	
EXPENDITURE		
Staff	£371	<i>AGAR Section 2 (4)</i>
Other	£818	<i>AGAR Section 2 (6)</i>
	£1,189	
INCOME MINUS EXPENDITURE	£7,127	<i>Net Banked Balance as 4th June 2021</i>
BANK RECONCILIATION		
	£7,182	<i>Actual bank balance</i>
Less any un-presented cheques	£55	<i>Chq 357 and invoices awaited</i>
Less: Petty cash float (if applicable)	£0	
Add: any un-banked cash	£0	
Net Banked Balance	£7,127	<i>AGAR Section 2 (1)</i>

6.2 Expenditure Category Breakdown

Category	Actual	Budget	Remaining	Comments
Election Expenses	-	-	-	
Emergency Provision	95.97	£250.00	£154.03	Replace defibrillator pads (£35); Grit/Salt Purchase
Grants	-	£250.00	£250.00	
Hall Hire	-	£88.00	£88.00	
Insurance	£291.55	£300.00	£8.45	
Internal Audit	£25.00	£25.00	-	
Maintenance of Assets	-	£150.00	£150.00	Telephone Kiosk, Bus Shelter & Defibrillator
Membership	-	£85.00	£85.00	SALC & NALC Membership
Misc.	-	-	-	
Office Equipment	-	-	-	
Service Agreements	£345.60	£600.00	£254.40	Website & Dog Waste Bin
Staff Wages	£370.62	£2,000.00	£1,692.38	Increase hours to average 3hrs 45m per week
Training	£60.00	£250.00	£190.00	Councillors & Clerk - average £30/40 each
TOTAL	£1,188.74	£3,998.00	£2,809.26	
VAT	£73.60	(Included in "Actual" Total)		

6.3 Request for payment of the following:

Invoices received for payment:

SALC Ltd Affiliation for 2021/22	£79.51
Clerk's Wages Apr – Jun 2021	£516.78
	<u>PAYMENT: £596.29</u>

Resolution:

That payment is approved.

7. PLANNING APPLICATION – 3/28/21/006, DEMOLITION OF AGRICULTURAL BUILDING AND ERECTION OF 1 NO. DWELLING WITH ASSOCIATED WORKS UTILISING THE CLASS Q FALLBACK POSITION, CLOVERFIELD BARN, LOWER WEACOMBE, TAUNTON TA4 4ED

7.1 The above application was discussed by Members.

Resolution:

That the Parish Council objects to the proposal on the following grounds:

- It was felt that because the class Q design is so poor (*as admitted by the agent*), the conversion would be unlikely to be carried out in that form and it therefore should be afforded very limited weight as a fall-back position.
- As stated in the application the proposed building 'does not fall within any of the exemptions listed in policy OC1' and is not beneficial to the community or local economy. It is therefore understood that approval would be in direct contravention of Policy OC1.
- The Council believe that the proposal would contravene landscape protection policy NH5 as it would be very visible from the Brendon Hills (ENP) and the Quantock Hills AONB. The existing barn has formed part of the landscape character for many years; the proposed two-storey modern house would be out of character with the area.

To respond to the "betterment", as raised within the application, members concluded that:

- The design of the new dwelling, although more aesthetically pleasing, is out of keeping with this specific area. Members would wish to see no scope for changing the design from a single storey building to two-storeys or for changing the building footprint.
- It was felt that the application suggested that the sustainability proposed could only apply within the new build. Members believe that several of the proposed technologies could be utilised in the barn conversion and that the act of demolition and rebuild would reduce sustainability.
- Again, it was felt that biodiversity gain using the same measures could be incorporated into the barn development.
- Members noted the statement that the new build would result in reduction in floor area, but again felt that this could be achieved by not developing the lean-to on the west elevation of the existing building.

The Council believes there are the following errors and omissions from the application which should be noted:

- The application states that there is no watercourse within 20 metres of the site which is incorrect. There is a stream 12 metres to the east of the site and along the southern boundary of the applicant's land.
- The design states 'natural stone' but is not specific. We would expect the local red Capton stone to be used but the plans appear to show a grey stone which is not in keeping with the local area.

To conclude, the Parish Council considers the location, siting, scale, and form of the proposed development would adversely affect the character of the rural hamlet and the adjoining AONB and Brendon Hills.

7.2 Comments on this application have been received from a parishioner who wishes them to be forwarded to the Planning Authority by the Parish Council.

8. UPDATE ON PLANNING APPLICATIONS RECEIVED BY SOMERSET WEST & TAUNTON

No additional planning applications have been received.

9. UPDATE ON PUBLIC RIGHTS OF WAY

Cllr Brodrick forwarded a report informing Members that the fallen trees - six in total – were reported on 27 May and requested that if someone walks the route can they give an update?

10. The Next Meeting of The Council

The next meeting of the Parish Council will be held on Wednesday 8th September 2021 at 6.30pm (Covid 19 regulations allowing).

Chairman's Signature: _____

Subject to Approval

Date: _____

APPENDIX A

SWT DISTRICT COUNCILLOR'S REPORT

Flood Relief and Erosion Works in the Sampford Brett River.

Mindful that the last report I gave put a start date on these works during June or July and that little if anything was happening on the ground, it seemed timely to ask the District Council if the preparations for the work were still on schedule. As Chris Hall had answered my previous questions and indicated the schedule being set out for the work to be completed during this season's low water levels period, I again approached him for answers.

Chris has been very straightforward to deal with and has explained that it has been difficult to give appropriate officer resources to this project due to all the reasons we know that are generally affecting Council administration. As the Watchet harbour wall works near completion this has freed up officer time to concentrate on the Sampford Brett works. There has been some preparatory work done, but the procurement stage has been delayed. Chris has supplied the following schedule.

STAGE	DEADLINE/TIMESCALES
Issue of Invitation to Tender	Monday 5 th July 2021
Deadline for Questions to be Raised	Monday 12 th July 2021
Answers to Tenderer questions published	Monday 19 th July 2021
ITT return date	Friday 23 rd July 2021 at 12.00
Intention to award subject to contract	Monday 26 th July 2021
Pre-Contract meeting	Week commencing Wed 28 th July 2021
Award Contract	Friday 30 th July 2021
Contract Commences	To be confirmed

As you can see this means a 1-to-2-month delay in starting the works, but the assurance is that everything will be done to get the works completed before the autumn raises water levels. In giving this schedule Chris wanted us to appreciate there are factors beyond the control of the Council or contractors. There are problems with supplies of materials which are causing unexpected delays in completing contracts. The appointed contractor may not start as quickly as would be expected if they are suffering from a backlog of unfinished work. Another factor is the great British weather which can overnight turn expected low water levels predicted from averages into flood conditions. But that's the whole purpose of carrying out the work in the first place. For those who remember Flanders & Swann, it feels a bit like "The Gasman Cometh".

There is the will to get this work completed in this season. Everything possible is now being done to prepare for contractors undertaking the works to start without it being delayed for another year.

This has been a struggle to get this far. I can only say I am holding my breath as it does look like the works will be completed soon.

Ian Aldridge.