

Minutes of a meeting of Oake Parish Council held on Thursday 13th July 2017, commencing at 7.00pm in the Oake Hall.

Present: Cllr Sue Davies (Chairman); Cllr Adrian Dyke; Cllr Fern Dunn; Cllr Louise Peace; Cllr Frances Gully; Cllr Chris Hillier; Cllr Ian Ramus; Mr David Gliddon (Clerk); Cllr James Hunt (SCC) Cllr Roger Habgood (TDBC) (arrived 7.40 p.m.) & 3 members of the public.

Cllr Ian Ramus Signed the Declaration of Office

1 PUBLIC SPEAKING TIME

None

2. APOLOGIES

None

3. DECLARATIONS OF INTEREST/DISPENSATIONS

Cllrs Dunn and Peace (Village Shop)

4.MINUTES: The Minutes of the Parish Council Meeting held on June 15th, 2017 were approved and signed as a true record by the Chairman

5 MATTERS ARISING requiring action or update:

- a. **Traffic calming scheme update** – Cllrs Hillier & Gully had attended a meeting at County Hall on June 29th to discuss the proposal and a report had been pre-circulated to members. Discussion took place regarding many aspects of the scheme which some felt would not be effective in slowing traffic approaching Oake from Bradford on Tone. Discussion took place on the effectiveness of road humps, installation of 20 mph signs and taking the 30mph gateway further back towards Bradford. Councillors will now await the revised plan, coming from SCC, which will aim solely to provide a safe crossing place near to the school, as this was the brief initially requested and applied for by Cllr Hunt.

(See also separate report pre-circulated.)

- b. **Small play equipment refurbishment** – Cllr Davies informed the meeting that a new roof had been fitted, strimming had taken place but further refurbishment and a new bin were required. Cllr Davies agreed to speak with Cllr Habgood to get this actioned with TDBC.

c. **School parking**

The clerk had contacted the school and the Headteacher had promised to continue reminding parents re: safe parking and use of the Village Hall car park. Cllr Gully had also obtained data on mode of transport to/from school as part of the Parish Plan. The clerk was asked to contact our PCSO to check on parental parking at the school and give words of advice.

d. **Empty dwelling 12 Oake Close**

No further news and it was now known that 19 Oake Close had been vacant for 3 months.

e. **Oake Close signage**

TDBC had been contacted but no further information had been received at this time.

f. **Asbestos fly tipping**

Asbestos waste has been removed by Somerset Waste after lengthy communications with TDBC.

g. **Street scene/Pavement repairs**

Highways had been contacted by the clerk and all the various repairs etc. had been carried out except for weed-killing which the parish environmental group would do. This would be done manually rather than using chemicals as training was required for this process. It was suggested that a quote for regular weed killing application be sought from DLO – Clerk requested to do so.

6. MATTERS OF REPORT:

- a) **Police Report** for June was pre-circulated with one incident of cold calling, on an elderly resident, being the only incident in Oake.
- b) **Parish/Neighbourhood Plan/Survey** - Cllr Gully had investigated the costs of writing a Neighbourhood Plan instead of a Parish plan which included the possibility of holding two surveys with help from the Community Council for Somerset and financial support from an Awards for All grant. After discussion, it was agreed to opt for a Neighbourhood Plan rather than a Parish Plan. Cllr Gully will formulate a letter to be sent to TDBC on the designation of the area to enable a Neighbourhood Plan, which will also enable the community to apply for 'community right to build' applications (i.e. for the shop proposal or other community projects in the future). Quotes had been provided from the Somerset Community Council (SCC) for the neighbourhood plan survey and for an Affordable Housing Needs survey. It was agreed at this stage that we first need to designate our area, before we can apply for any grants prior to making further decisions. She was thanked for all her hard work and enthusiasm in generating such great local support for the project.
- c) **Village Shop Report** - Cllr Dunn reported that the EGM would be held on August 23rd to determine the future of the shop. More shareholders had come forward; Angie had returned from sick leave & £200 had been raised at the fete – all positive news.
- d) **TDBC Report** - Cllr Habgood gave brief updates on the following projects: Firepool; Coal Orchard; Brewhouse Theatre; Wellington railway station; M5/A358 and a review of property following the Grenfell Tower Fire.
- e) **SCC Report** - Cllr Hunt gave an update on the opening of the NIDR from Chip Lane-Wickes roundabout which had finally opened. He also notified the council of a "window" opening in the Autumn for any small highways improvements grants which could be applied for.
(Cllr Hunt made his apologies and left the meeting.)

7. ITEMS FOR DISCUSSION/DECISION.

a) **Oake Village Shop - Parish Council Land Ownership**

The council had been approached by the Community Shop Committee and asked to discuss 3 items concerning the possible future use of the Village Hall Barn:

1) Can the Shop Sub-Committee negotiate a Lease direct with the Village Hall Committee on the Parish Council's behalf? (as the landowner)

After discussion, it was agreed that the SSC should deal directly with the Parish Council as land owners.

2) Will the Parish Council be willing to undertake their actions in support of an application for a 'Community Right To Build Order' by the Shop if it moves or alters premises to an extent that it requires planning permission?

After discussion, it was agreed that the Council would agree to support this process.

3) Are the Parish Council happy for us to approach the apparent two main beneficiaries of the covenants on the land relating to restrictions on business/commercial and non-amenity use? Would the Parish Council wish to undertake those discussions jointly, which is the recommendation of the solicitor that has provided some initial advice to our group?

After discussion, it was agreed that the Parish Council would be happy for a relaxation of the covenants.

It was determined, however, that should this matter proceed after the EGM in August, then the Council would seek its own legal advice.

b) **SID report on Hillcommon traffic**

Discussion took place around data provided by the SID readings taken at Hillcommon. Councillors questioned the suitability of a 30 mph limit at this site.

The data will be used by the police speed enforcement team to target motorists at this site.

c) **Community Speed Watch** – Cllr Dyke wished to relinquish his role in this team and Cllrs Peace and Ramus offered to become involved with Roger Earthrowl and Jonathon McClennan. Cllr Dyke was thanked for his efforts over many years and he kindly agreed to cascade training to the new team members.

d) **Councillor Training** – Cllr Davies highlighted the importance of regular training for councillors and requested it be a Standing Order on the agenda with a record kept by the Clerk of training undertaken

- Cllr Davies will attend Chairman's Training at Somerton on July 27th
- Cllr Gully will attend New Councillor training at Watchet on July 19th
- Cllrs Davies, Dyke and Dunn will attend "Fingerpost Sign" training shortly.

8. PLANNING APPLICATIONS RECEIVED TO DISCUSS/APPROVE:

a) Case Ref:27/17/0011 Erection of replacement garage to side with extension of dwelling roof over, demolition of conservatories to rear and erection of single storey extensions to front and rear of Linden, Oake Road, Oake.

SUPPORTED

b) Case Ref: 27/17/0012 Erection of two storey extension to side with covered walkway to adjacent building and replacement porch to front of Cannons Farm, Hillfarrance Rd, Hillfarrance.

SUPPORTED

c) Case Ref: 27/17/0010 Erection of agricultural building for housing of livestock with associated hard standing at Broom Farm, Broom Lane, Oake.

SUPPORTED

d) Case Ref:27/17/0013 Change of use of land to domestic curtilage at 41 Saxon Close, Oake. (retention of part works already undertaken)

NO FURTHER COMMENT

9. FINANCE - To discuss/agree the following:

1. Clerks Salary & expenses for June £166.04 – APPROVED.

- The Clerk is due an increase in salary from August 1st – minimum one-point incremental rise.
- The Clerk will have an annual review at 6:30 p.m. before the September meeting with the Chair and Cllr Dyke.

2. Invoice payments: HMRC £34; Wivey Link £500 (CIL funds) - APPROVED

3. Finance update:

Receipts: Interest £0.02

Balance of Accounts to 05/07/17

Current Account: **£12,480.23**

Reserve Account: **£ 2,845.58**

Total: £15,325.81 less payments above of £700.04 = £14,625.77

CIL funds included in this total are £1,592.50 to be spent by 8/10/2020

MATTERS OF REPORT.

1. Chairman

- Cllr Davies requested that a Vice-Chair be elected in case of absence. Cllr Dunn was proposed by Cllr Hillier and seconded by Cllr Davies. She was unanimously elected.
- A letter of thanks was read out from David Roots thanking the Council for his leaving gift.

2. Members of Council

- Cllr Dunn thanked Eileen and Rod Westcott for very kindly agreeing to take over the running of the telephone box library.
- Cllr Hillier spoke of the need for better and more appropriate signage on the Nynehead Road. He would email the Clerk precise details.
- Cllr Gully requested that members “like and share” the Facebook page advertising the upcoming Neighbourhood Plan meeting.
- Cllr Dunn offered to nominate Sue Earthrowl for a County Council “Chairman’s Award” for her sterling work around the village.

3. Clerk None

11. CORRESPONDENCE FOR CIRCULATION

None

12. Suggested topics for inclusion on next meeting Thursday 14th September 2017 at 7 p.m.

None

The meeting Closed at 9 p.m.