

Minutes of a meeting of Oake Parish Council held on Thursday 9th November 2017, at 7.00pm in the Oake Hall

Present: Cllr Susan Davies; Cllr Fern Dunn; Cllr Adrian Dyke; Cllr Frances Gully; Cllr Christopher Hillier; Cllr Ian Ramus; Mr David Gliddon (Clerk); Cllr James Hunt (SCC) and 4 members of the public.

1. Public speaking

None

2. Apologies

Cllr Louise Peace; PCSO Sharon Baker;

3. Declarations of Interest/Dispensations

Cllr Dunn – Shop; Cllrs Davies, Dunn & Gully – Oake School

4. Minutes of the last meeting

The minutes of October 12th 2017 were approved and signed as a true record by the Chair.

5. Items for discussion/decision:

- (a) Village Shop – Cllr Dunn gave a brief update on the current position, as an outgoing member of the shop committee. She wished the new committee every success.

A presentation by sub-committee members Alex Antill and Rob Gully followed. Councillors questioned various aspects of the project, but were very supportive of their aims to keep the shop going, although not on its current site, which has a limit of 15 months before the new lease expires. Good progress is being made drawing up a new lease with Mr & Mrs McMath and the transfer of the PO contract is going well.

Regards the new shop site, there are two options open – either

- to redevelop the barn near the play area – ideally knocking it down and rebuilding more towards the zip wire to allow a proper shop front and off-road parking.
- To redevelop the computer room in the village hall as the post office and build an extension for the shop.

The planning permission options were discussed – either the normal route or the Community Right to Build. The time frame needs to be factored in to this decision. Also the barn redevelopment may be a sensitive issue.

Councillors agreed that a letter should be sent from the council Chair, and the shop sub-committee, to request removal of the covenants with Saxon Farm and Persimmon Homes, which will be required before the shop can trade on either site in the village hall curtilage.

Councillors agreed that a peppercorn rent would be payable if the new shop committee re-located to the barn site. Councillors agreed that the shop should approach the Village Hall to discuss options for the shop moving to the computer room in the Hall, and extending onto council land for the Post Office. The rent with this option would need to be negotiated with the VH and PC.

The committee will report back with progress updates at the January meeting.

(b) Sunshine Fund Grants – 3 applications

- Oake School were awarded £1000 for play equipment.
- Little Acorns were awarded £500 for new equipment
- Wivey Link were awarded £500 for ongoing maintenance of vehicles (matched funding of £500 from SCF)

(c) Traffic Calming Scheme

The homeowner had agreed to contact SCC as he was now in full ownership of the property. The clerk would contact Martyn Evans re: progress, as would Cllr James Hunt.

6. PLANNING: Case Ref: 27/17/0022 PROPOSAL: Change of use of field shelter to ancillary tea room with alterations to access, driveway and car parking at J W Blooms, Higher House, Wiveliscombe Rd, Hillcommon, Oake (retention of works already undertaken)

The Council fully supported this application.

Case Ref: 27/17/0021A Proposal: Display of 2 non-illuminated fascia signs at the entrance of JW Blooms, Higher House, Wiveliscombe Road, Hillcommon, Oake.

The Council fully supported this application.

7. Reports from SCC

- Cllr Hunt explained that consultation was taking place county-wide re: Children's Centres. A link would be provided for our Facebook page.
- Issues with the bridge at Bradford would be resolved by Monday 13th November

8. Matters of report:

- (a) **Police report** for October was received after the meeting and was circulated to councillors.
- (b) **Neighbourhood Plan** update - meetings were scheduled for w/b November 13th. Good news had been received with TDBC accepting our designated boundary. Other grants can now be applied for.
- (c) **Village Hall** – nothing to report

9. Finance

- (a) **Payments:** Clerk's Salary/expenses - £228.13; HMRC £45.60; Somerset Ass'n of Playing Fields £15.00; Somerset Community Foundation (Sunshine Fund) £4,779.72
- (b) **Grants** to Village Organisations:
Oake PCC £500; Hillfarrance PCC £500; Heathfield PCC £450; Oake Play Area £500; Oake Recreation Area £1050
- (c) **Financial update** – Budget Monitoring at Month 6 showed that the council's funds were being well managed, and we were on target with our cost estimates for the year 2017/18
- (d) **Precept for 2018/19**
Discussion took place regarding future funding requirements for 2018/19
- Hillfarrance Green £300/400 estimate for cutting the Green.
 - Oake for additional verge cutting/weed killing £400 estimate

The budget would be looked at in January and a precept figure arrived at. Councillors were reminded that increases should remain at a moderate level.

10. Training – Nothing to report

11. Matters of report

(a) **Chair**

Councillors were informed of the requirement for a dedicated council email address that was used purely for Parish Council business. The Clerk would provide further details in the New Year.

(b) **Clerk** Nothing to report

(c) **Members**

- **Speedwatch** update – no further progress
- **Road closure** signs - some improvements had been made but overall the council was unhappy with the signage that had been provided
- **New Oake Village Road Sign & New Crest/Logo** for the Parish Council would be discussed at the next Neighbourhood Planning meeting.
- **Grants for All** application had been completed and acknowledgement received.
- **Hillcommon road sign** had been deemed "non-essential" by Highways and any replacement would need to be of a different design and funded by the Parish Council. This would be followed up in January.

12. Correspondence None

13. Suggested topics for next meeting on January 11th, 2018

- Membership of the Wiveliscombe Area Partnership
- Email addresses for councillors
- Budget plans

The meeting Closed at 8:32 p.m.

Next meeting will be Thursday 11th January 2018 at 7 p.m. in Oake Hall.

DRAFT