

Parish Council of Coleford

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Gallant Hill Farm
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Minutes of the Parish Council Meeting held on Wednesday the 22nd January 2020

Present

Cllr Conn, (Vice Chairman presiding) Cllrs Allen, Banks, Drescher, Turner, Talbot, and Pearce

There was 0 members of the public present and the Clerk Vickie Watts taking the minutes

Public Forum

- PF1 It was noted that the Coleford village name sign on Springers Hill has been replaced.
- PF2 There is a large pothole on Charmborough Lane near Lipyeate which needs to be repaired. Cllr Townsend to report to SCC Highways. AT
- PF3 It was mentioned that the skip and portable toilet on the road at Underhill has been there for over a year. It was agreed that the Clerk would write a letter to Mr Alexandrof of Coleford House who is responsible for undertaking the work to establish when the skip and toilet would be removed. VW
- PF4 The Clerk confirmed that the defibrillator has been installed at the Kings Head public house and has been registered with South West Ambulance. The unit should be live within 7 days meaning that the emergency services will release the key code for its use in the event of an emergency. The Clerk will publicize the installation and arrange for a training session to take place in early March, which will be open to all members of the parish at no charge. VW
- PF5 The Clerk to publicize the photo competition being run as part of 'Village Halls Week 2020' (20-26 January). The competition is designed to champion and emphasize the vital role that halls play in building rural communities. The top prize is £1,000 to the village hall and £500 to the photographer. Details and rules are available from <https://villagehallsurvey.com/survey/photo-competition> VW
- PF6 The grit bins at Underhill and Springers Hill have still not been refilled despite repeated requests. SCC Highways have responded to say that they will be filled at the earliest opportunity. The Clerk to continue to request urgent action. VW

1 Apologies

Cllr, Barrett, Evans, Harding, Ham, Hanney and Townsend sent apologies which were accepted by the Chair.

2 Declaration of Interest and Dispensations granted since last meeting

Cllr Talbot expressed an interest in agenda item 3.1 planning application 2019/2825/HSE, Woolstone House, Springers Hill.

3 Planning

- 3.1 2019/2825/HSE – Woolstone House, Springers Hill, BA3 5LN – amended to include the addition of 2 dormer windows in the car port.

All Councillors had considered the plans prior to discussion. It was agreed that on this occasion the decision should be left to the planning officer.

Vote: 6 For; 0 Against, 1 Abstention

3.2 2019/3023/CLE – C3 dwelling and residential use of touring caravan at Owls Nest Farm, Lipyeate Cross to Luckington Cross, Newbury

All Councillors had considered the plans prior to discussion. It was agreed that the Parish Councils would respond to the planning application as follows:

1. The Parish Council notes that the application is made under S171 of the Planning and Compensation Act and is based on a case that:

- (i) the site has had residential occupation for at least 10 years,
- (ii) the District Council has not taken enforcement action and
- (iii) the caravan adjacent to the mobile home is ancillary to the mobile home, together forming a dwelling unit.

The Parish Council notes that it is not asked to comment on the planning merits of residential occupation of the site. The Parish Council considers the three elements of the case made by the applicants to require legal and technical assessment by the Planning Authority and therefore does not feel able to comment.

The Parish Council has previously, and repeatedly made its views on the planning merits of residential occupation known to the Planning Authority. The Parish Council objects to use of mobile homes as permanent residences.

2. The Parish Council notes that, according to the applicants, Mendip District Council issued Planning Contravention Notices in 2010 and 2012, and announced its intention to carry out Enforcement Action in December 2016. The Parish Council therefore expects Mendip District Council to explain why Enforcement Action has not yet been taken.

3. The Parish Council informs the Planning Authority that residents are concerned that there are a number of caravans on the application site and in other locations between Lipyeate Farmhouse and up to and including Mr Ching's land. It is appreciated that the Enforcement Service has visited the area, and application 2019/3023 may be a result of that, but there are reports of caravan movements since then. Also an update on the clearance of Mr Ching's site is required.

Vote: 6 For; 0 Against, 1 Abstention

4 Bank Reconciliation

The Clerk had prepared the bank reconciliation which was checked by Cllr Banks prior to the meeting who agreed that it was accurate and in order.

5 3rd Quarter Budget Review

The Clerk had prepared a spreadsheet which gave the financial position as of the 31st of December along with a forecast for the year end. This had been circulated to all Councillors prior to the meeting. Cllr Conn noted that the overspend is predominantly the result of approved orders within:

1. Environment which amount to a £3K overspend on the monohinge gate, cemetery path, cemetery hedge and the Beacon View gate.
2. Play equipment repairs and improvements which amount to a £14.5K overspend. These are for approved orders placed for 2 x swing repairs, the combi goal / basketball hoop, picnic table and play area surface repairs.
3. Capital projects which amount to an overspend of £3K resulting from the purchase of the defibrillator and extension to the fence at the pump track installations

The combined bank account balance as at the 21st January 2020 total £47948.88 although there are orders placed which amount to £14246.80 so therefore the true available balance is £33702.08.

It was agreed that the budget review was as expected and therefore approved.

5 Review winter footpath reports

The Footpath wardens had submitted the winter reports which had been circulated to all Councillors for consideration. Cllr Conn reported two additional issues:

- 4/17 partly broken footbridge on tree covered section by former canal

- 4/33 very large fallen tree across path on the slope up through Stockhill Wood, which is difficult to get through or round.

The Clerk will add these to the report prior to submission to Somerset Rights of Way.

It was agreed that the Clerk will liaise with Somerset Rights of Way to establish if they will action repairs and if not, establish whether the Parish Council is able to ask the Community pay back to complete small repairs or clear paths. It was agreed that the Clerk would ask the footpath wardens whether they could suggest a priority order for action, given the number of repairs required. Cllr Conn said that the fallen tree on 4/33 should be high priority.

VW

VW

The Clerk to speak with the Community pay back coordinator to establish if this is the type of work that they could undertake.

VW

Clerk to send the report to Rights of Way officer.

VW

6 Matters of Urgency – at the Chairman’s Discretion

6.1 The Clerk to speak with Steve Burdett to see if he can quote to repair and tarmac the hole the Highbury playing field car park.

VW

6.2 Clerk to contact Noel House to establish if he has considered the installation of the monohinge gate.

VW

7 Date of Next Meetings:

Wed 12th February 2020 Parish Council meeting

The meeting finished at 20.00hrs