



WEDMORE PARISH COUNCIL

MINUTES of the meeting of **WEDMORE PARISH COUNCIL** held at
The Council Rooms, Grants Lane, Wedmore, on Wednesday 15th June 2022 at 7.30 p.m.

Present:

Councillors: Mrs B James-Lloyd, Mrs J Farley, Mrs I Beacom, Mr S Thorogood,
Mr A Smith, Mr J Loughery, Mr Pete Tinney

In Attendance:

Mrs L Baker (Clerk)

*CORRESPONDENCE - FOR INFORMATION All correspondence will be recorded, a list circulated to members at the meeting and will be available if members wish to discuss or read any particular item. Any member wishing to view a particular correspondence item may also contact the clerk following the meeting. Items of correspondence that the chairman intends to discuss are in **BOLD**.*

TO RECEIVE ANY APOLOGIES FOR ABSENCE (AND RECORD APPROVAL IF APPROPRIATE)

Apologies received from Mr Andy Reeson and Mrs Judy Candy

REPORTS FROM COUNTY AND DISTRICT COUNCILLORS (BY INVITATION)

NIL

TO RECORD ANY DECLARATIONS OF INTEREST

NIL

TO CONFIRM THE MINUTES OF THE MEETING HELD ON 18TH MAY 2022

Signed – Copies filed and posted to the Website

TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 1ST JUNE 2022

Signed – Copies filed and posted to the Website

TO CONFIRM THE MINUTES OF THE FINANCE MEETING HELD ON 1ST JUNE 2022

Signed – Copies filed and posted to the Website

Commented [LB1]:

MATTERS ARISING – Note: For information only as resolutions cannot be agreed at this agenda item.

A. UPDATE ON THE DOCTORS SURGERY –

Cllr Smith shared a report on the public consultation event held on the 27th & 28th May 2022. Around 250 people turned out to the event and from those who expressed a view, 89% were in favour of the principle of a new surgery. Views on the 3 sites were more mixed. Land to the West of Lascot Hill: 80% of the people who commented on this site opposed it. When combined with the lack of information from the landowner / housebuilder, the Wedmore and Axbridge Community Health Fund feel this site should be discounted. Worthington Woods: Views on this site were more evenly balanced, but exceptional infrastructure costs, the work undertaken by the Green Group on site and the odour objection from Wessex Water count against this as a realistic site. The Doctors are particularly concerned at the odour issue. Heath House Road: This site attracted the most comments (101) and, of these, over 67% were in favour. However, the Wedmore and Axbridge Community

Health Fund acknowledge the problems that need to be addressed such as vehicle and pedestrian access, flooding and the safe cycling route to Hugh Sexey's School. It was also asked whether there were any additional sites which had not been considered. Whilst 7 sites were put forward, none were proposed by the landowner. As a result, there is major uncertainty about whether any of the sites would be available now, easily delivered and provided free of cost to the Health Fund. Taking all of these factors together the Wedmore and Axbridge Community Health Fund feel that the most realistic option is the land at Heath House Road. However, a final decision cannot be taken until investigations have been completed in respect of access, flooding, and the safe route to Sexey's School. Cllr Smith advised how he will continue to keep the Parish Council updated over the coming months and also of the plans for a stall at the Wedmore Street Fair on Saturday 2nd July. Cllr Thorogood asked Cllr Smith if the Allotment site had been considered previously. Cllr Smith answered that although it had previously been considered it is believed that the access from Combe Lane is not suitable. Cllr Smith also believes this site to fall outside of the village boundary for further development.

B. 20MPH IN THE VILLAGE -

Cllr Beacom reported that three sets of residents from Glanville Road have expressed concerns about the speed in which traffic travelling along the road is using as well as an increase in HGV presence using the route at unsuitable speeds. It was discussed how these concerns have previously been discussed at the Highways Committee meeting and discussions have taken place about adopting a 20mph limit throughout the village, but this may bring further issues. Further in-depth analysis needs to be conducted, and whilst Cllr Smith is very keen to continue with the investigation around this subject the issue should now be taken further by consulting with the villagers at the 'Have Your Say Event'. Cllr Beacom asked if there is an opportunity to have a SID (Speed Indicator Device) placed along the road. Cllr Smith advised he is still waiting to get the full set of agreed sites from County, but this is something that needs to be looked at going forward. Acknowledgement was given to pavements being sparse and narrow where they are in existence and ways were discussed of how these can be improved after consultation with other Parish Councils in the area to see how they are overcoming these problems.

C. REVIEW LEASES – SCOUT HUT LEASE, WEDMORE REC TOILET, TERRY'S WOOD, WORTHINGTON WOODS,

Cllrs James-Lloyd and Farley will compile a definitive list and devise a plan of action to review these.

D. CO-OPT OF NEW COUNCILLORS –

After putting the posters up in on the notice boards after last months meeting there has so far been one application for a Councillor, this will be considered by the council before the next meeting where there will be a vote to co-opt.

-ACTION The Clerk will forward the application to the Councillors for consideration.

E. 'HAVE YOUR SAY EVENT' –

September was put forward as a period to look at in further depth to hold the rescheduled 'Have your say' event. It was noted that there is no need to apply a formal consultation process and to make the event as accessible as possible some research into electronic hosting. It was agreed that the Friday / Saturday worked well.

– Action contact Cathy Butterworth to find out the dates for the Health Weekend and the implications this will have on venue availability.

PUBLIC PARTICIPATION – (max time 10minutes)

NIL

FINANCIAL MATTERS

(A) AUDIT OF ACCOUNTS 13TH MAY – 30TH MAY 2022 (TO RECEIVE A REPORT FROM CLLRS BEACOM AND FARLEY)

(B) TO APPROVE PAYMENT ON INVOICES, INCLUDING

PAYMENT MEANS	PAYEE	DETAILS	AMOUNT
BACS	THE SOMERSET ASSOCIATION OF LOCAL COUNCILS LTD	TRAINING UNDERTAKEN FOR COUNCILLORS AND CLERK INV. – 0790 £65.00 INV. – 0808 £30.00	£155.00

		INV. – 0812 £30.00	
		INV. - 0813 £30.00	
BACS	SEDGEMOOR DISTRICT COUNCIL	CLERKS SALARY INV. – FN045531	£1553.16

TO CONSIDER THE PROPOSAL OF SANITARY WASTE BINS FOR ALL THE PUBLIC CONVENIENCES -

The Clerk had circulated two quotations from companies providing sanitary disposal services. Cllr James-Lloyd reiterated that this is a legal requirement and as such a decision should be made to best represent value for money whilst meeting the Council's obligation. There was a brief discussion around the current situations in the Village halls, they are believed to be present in both Wedmore and Blackford but not Theale, it was requested that the item of Sanitary disposal be added to next months agenda for further discussion.

Cllr Beacom proposed for a contract to be agreed with PHS, Cllr Thorogood Seconded.

ISSUES AND QUESTIONS RAISED BY COUNCILLORS

Cllr James-Lloyd –

- Gave thanks for the organisers of the Jubilee weekend Wedmore, Blackford & Theale all held highly successful events. The council have received correspondence from Wedmore – with great thanks to the Parish Council for being key to being able to hold the event.
- She also raised that she had been in touch with a property steward for the Methodist Churches – Malcom Gale – Unfortunately, Wedmore Methodist site will be closing at the end of August – They have asked for the Parish Council's thoughts and Cllr Lloyd brought The Neighbourhood Plan to reference - Policy WED12 – PLAY, SPORTS, RECREATION AND COMMUNITY FACILITIES 1. "Locally valued community facilities will be protected from loss. Proposals for the redevelopment or change of use of locally valued community assets will only be supported where: i. there is no reasonable prospect of viable continued use of the existing building or facility, and a need is demonstrated for the proposed change; and, ii. there is no adverse impact on the natural and built environment of the adjoining area. 2. Development proposals for new, replacement, extended and/or improved community facilities and open space will be supported where: i. the proposal would not have significant adverse impact on the amenity of nearby residents; ii. the proposal would not have significant adverse impacts on the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character' Having spoken to Mr Gale, he was able to share his previous experiences where Parish Councils have purchased the buildings as assets or sold as a development for residential use. Cllr Thorogood suggested a site meeting and the possibility of holding the next Parish Council meeting there. Cllr Beacom said from the youth aspect, this could be a particularly important opportunity as nothing we have is focused on this age group currently. Cllr Smith pointed out the cost implications of becoming custodians to such a site – Maintenance, Running ect. Whilst Cllr Tinney raised a question about the Graveyard implications. It was noted this could be a good discussion point for the 'Have Your Say' event.

ACTION - Cllr James – Lloyd will speak to Malcom about a site visit,

- Cllr James-Lloyd spoke about email addresses and the use of social media – It was agreed that Councillor email addresses are used for council business rather than them being in public domain. All emails need to be received by the Clerk and forwarded as appropriate. It was also agreed that councillors will not enter discussion on social media platforms either when invited to do so directly or in response. The Clerk suggested that a separate Facebook account profile for the Clerk should be set up to answer any comments directed to the Parish Council on social media. When Public facing Councillor Thorogood raised ward positioning, And the ability to respond to questions or concerns from the community across wards, It was decided that if the Councillor was not confident in answering the questions then they should be able to direct to the ward councillor or the Clerk.

-ACTION The Clerk to set up a Facebook profile for the Clerk to answer questions on social media.

Cllr Smith –

- Keen to include greater depth of information on the financial reporting, which is now available on Scribe. The Clerk will now include more detail for the payments being proposed and for the payments that have been transacted. In both the agendas, and the documentation circulated to Councillors prior to the meetings for discussion.
- He was complimentary about the success of the Jubilee lunch. Having spoken to people on the day and afterwards everyone was very positive and had commented it had provided the opportunity to open up new relationships.
- After responding to concerns from a member of the public earlier in the week, he has raised the issue of insufficient signage on Mudgley Hill, both on the approach and also at the crossroads. He is hopeful that this will start conversations about improvements at this spot with County Highways. He also thanked the Farmers and residents for making such a significant effort to keep hedges trimmed and verges mowed, particularly at the crossroads where visibility can become more difficult when not maintained.

Cllr Thorogood –

- Spoke about how he had previously discussed with Rod that Wedmore is one of only 5 Parish Councils that have a meeting in August. He questioned if it is worth continuing the August meeting? Mindful of councillor availability due to holidays and family and the impact this may have on hindered decision making – Cllr James-Lloyd explained it would require further discussion as this would mean a change to the Standing Orders

– ACTION The Clerk will add this as a discussion point for the next agenda and look at attendance from the last 3 years August meetings.

Cllr Beacom –

- Wanted to highlight the drive for the Food Bank collection – Saturday 18th June, she advised there is a list of goods sought on the Wedmore Matters Facebook group and the Foodbank website. Spread the word!

– ACTION Create and publish a Facebook post.

COMMITTEE REPORTS – FOR INFORMATION

- **CEMETERY** – In Cllr Reasons' absence, Cllrs James-Lloyd and Tinney conveyed discussions that had taken place over the previous couple of weeks with a family matter concerning a grave. More information is needed to clarify.

–ACTION The Clerk will continue to investigate it to try and provide further answers for the family and will report back.

- **FACILITIES AND ALLOTMENTS & FOOTPATHS** – Cllrs Candy, James-Lloyd, Farley and The Clerk carried out the allotment inspection on Tuesday 14th June, Comments were made on what was a lovely afternoon exploring what the allotment holders have been working so hard on over the past months. Overall, the plots are looking good with just a few needing further correspondence.

– ACTION The Clerk will draft a letter to all allotment holders explaining the findings of the inspection and also take the first steps in communicating with the few that may need further cultivation over the coming weeks.

- **FINANCE AND GENERAL PURPOSES** – Cllr Farley confirmed the next meeting will take place the first week of October which is where there will be talk of budgets and the Precept.
- **HOUSING** – Cllr James- Lloyd had the opportunity to catch up with David Cox in order to have a hand over on the projects that are still ongoing including the Homes In Sedgemoor retrofit project, the money is ringfenced the project just needs chasing up for continuation.
- **HIGHWAYS, CAR PARK & BROOK** – Cllr Smith reported the work has now been completed at the Car Park and that the project went well overall – pedestrian access was maintained for most of the job and having spoken to a number of people on both sides there seemed to be a good overall relationship with the site contractors. The documentation has arrived this week and needs consideration prior to completing

He also spoke on how difficult it continues to be to get the SID operation to where it was anticipated it would be 12 months ago. Cllr Smith has assured the Council he will speak to his contact at Somerset County Council again.

The road closure on the Cheddar Road which had caused confusion due to not being shown on the Travel Somerset website, Cllr Smith pointed out that again it lies at poor County Council practice for the placement of signage and communication with all parties affected. Cllr James Lloyd again referred to her meeting with David Cox when speaking about Pilcorn Street, David Cox has been able to obtain some reports from Strongvox but after multiple attempts has had no further contact with any structural engineers despite chasing. This project appears to have come to a stalemate, but it was agreed it needs further progression as one of the larger concerns of the Parish Council and residents alike. There needs to be further consultation about where we are and how we can move forward. It was decided it is a possible contender for discussion at the 'Have Your Say' event.

- **PLANNING** – Cllr Beacom advised how the committee had made the decision to defer an application to the next meeting Wednesday 22nd June. It was also discussed that emails have been received about already submitted comments particularly applications at Blackford and Clewer. Both have concerns that are ongoing with safety issues regards to access. It was stated that Cllrs can direct the public to the Sedgemoor Planning Portal to submit comments directly. The council has also received concerns from a parishioner with regards to a 5G mast being sited at Bagley under permitted development, this does raise some questions, but a new policy would need to be developed to make an objection, it is a matter for further discussion.

- ACTION to place this particular concern onto the next planning agenda for discussion

Cllr Smith advised that although he is not on the planning committee if any highways issues are raised, he is happy to be consulted, to which Cllr James-Lloyd replied with the suggestion to circulate the agenda for planning to all Council members, going forward, this was agreed unanimously.

- ACTION The clerk to forward the Planning Agenda to all Council Members for interest.

REPORTS FROM REPRESENTATIVES ON COMMITTEES

- **IOW NEWS** – NIL
- **PLAY AREAS** – Cllr Farley updated on the Cross Farm Playground development, three quotes have been received and a decision made around the final design. The committee are now looking at what funding is available and starting the application process.
BLACKFORD – The recently installed fencing has been damaged; Cllr Farley has been and inspected the site and it appears that children climbing the tree have possibly caused the damage. She will lop off the lower limb of the tree to discourage them from climbing the fence.
- **SALC** – The Clerk circulated a hard copy of 'The Good Councillor' guide to all members present.
- **VILLAGE HALLS** – Cllr Smith - Wedmore, bookings are in line with income level for 2019 – there is optimism that now a lot of the defects have been rectified, people are encouraged to make bookings. The Arts Festival was very successful.
Cllr Tinney – Blackford, still a bit slow on bookings. There has been a new secretary instated. The recent meeting the committee were incredibly pleased with the donation from the Parish Council.
Cllr Thorogood – Theale, there is certainly a lot more attendance at the committee meetings, but the big issue hindering bookings is believed to be the condition. There was a brief discussion about offsetting the running costs i.e., heating, and electric, against the booking fee and how the other halls do it as it just doesn't seem viable in the current climate. Blackford has a coin operated system for heating which is quite efficient and non-intrusive. It was thought it costs around £1 per hour, to heat. Wedmore can increase the electricity usage costs at the time of hiring. Cllr Smith raised the question about the Theale Village Hall Lease, for an update. The Chairman has been working hard to get this rectified. The next meeting is July 5th

-ACTION Add Theale Village Hall discussion to the agenda for the next full Council meeting.

- **WPFMC** – Cllrs James-Lloyd and Loughery attended the most recent meeting. The Great Western Ride takes place on Sunday 12th July, it will involve a large number of cyclists heading through the village, The Isle of Wedmore Football Club are doing a fundraiser to support the event, serving teas, coffees, bacon sandwiches and cakes. The new signage for the public toilet has arrived and will be put in place shortly. The WPFMC thanked the Planning committee for their support for the application for the netting, although the Cricket Club are concerned that the current structure does not go far enough - Senior teams are receiving legal advice. Cllr James-Lloyd expressed her disappointment with the lack of support from the WPFMC during correspondence this week surrounding the arrival of the Jubilee benches, the correspondence with the delivery company had been painful and a great deal of time had already gone into arranging a delivery when this needed to be changed last minute due to access issues. The Clerk had secured a good time for delivery 7:30am and also a volunteer to offload the delivery, when advising Pete Brown that due to unforeseen circumstances the delivery had been arranged for the Rec carpark the response was less than helpful stating that the carpark is private land and as such the Parish Council had no business organising a delivery there, and that a weight limit was also in place across the carpark and the 7.5tonne lorry due with delivery would exceed this weight limit. Cllr James-Lloyd highlighted that Coaches, Lorry's delivering beer are all regularly in attendance at the carpark and asked would these not also exceed the weight limit? The Council feel disappointed with the response after heavily supporting the WPFMC for funding and planning. It is hoped that we should be working together to provide a better place for the community. Following this Cllr Loughery raised concerns around the first-floor room and if any further funding was expected, Cllr Smith explained this is a complicated situation but that it has been stated that no funding will be provided for the upstairs facilities. The relationship is, unfortunately, frosty.
- **TWINNING ASSOCIATION** – NIL
- **GREEN WEDMORE** – Cllr James-Lloyd has spoken with Steve Mewes, about the way in which a number of the committee members are raising concerns regarding ongoing projects. She has respectfully asked for conversations to take place chairperson to chairperson going forward to alleviate the time pressure on both parties replying. She is hopeful to schedule a face-to-face meeting to move things forward. She has asked everyone to be mindful of the fact both parties are giving their time as volunteers.
- **WEDMORE HARVEST HOME/LAMPLIGHT** - NIL

20.04.24 MATTERS OF REPORT AND ITEMS FOR NEXT MEETING -

- (a) Chairman** – NIL
- (b) Clerk** – NIL
- (c) Members** – NIL

THERE BEING NO FURTHER BUSINESS THE MEETING WAS DECLARED CLOSED AT 21:00 PM