



Wedmore Parish Council

Minutes of the Parish Council Meeting

Held at: The Council Rooms, Grants Lane, Wedmore, BS28 4EA **on:** Wednesday 28th September 2023 **at:** 7:30pm

Present: *Councillor Farley, Councillor Smith, Councillor Banwell, Councillor Loughrey, Councillor Tinney, Councillor Sampson, Councillor Reeson, Councillor Thorogood.

In Attendance: Mrs Lindsey Baker (Clerk), Ms Jenny Blackshaw (Councillor in Waiting)

23.09.1. TO RECEIVE ANY APOLOGIES FOR ABSENCE (AND RECORD APPROVAL IF APPROPRIATE) LGA1972 S85 (1))
Councillor Beacom, Councillor Rant, Councillor Munt.

23.09.2. REPORTS FROM SOMERSET COUNCIL COUNCILLORS (BY INVITATION)
No councillors present.

23.09.3. TO RECORD ANY DECLARATIONS OF INTEREST
Nothing to report.

23.09.4. TO CONFIRM THE MINUTES OF THE MEETING HELD ON 16TH AUGUST 2023 AND THE MINUTES OF THE IN-QUORATE MEETING HELD ON WEDNESDAY 20TH SEPTEMBER.

Councillor Farley addressed the Parish Council and confirmed everyone had read the minutes from the previous meetings.

It was accepted as an accurate record and the minutes signed.

23.09.5. TO RECEIVE THE CLERKS REPORT AND RESOLVE ANY SUITABLE ACTION REQUIRED.
Councillor Farley asked if all the councillors present, had had the opportunity to read the clerks report, it was confirmed they had.

RESOLVED: No action to be taken.

23.09.6. MATTERS ARISING AND QUESTIONS RAISED BY COUNCILLORS — NOTE: FOR INFORMATION ONLY AS RESOLUTIONS CANNOT BE AGREED AT THIS AGENDA ITEM

Councillor Smith

– Update on numerous communications he has been having with concerned Members of the Public regarding Speeding. Concerns raised are focussed on the Mudgely Road (B3151) & the road through Latcham (B3139) Councillor Smith will continue to liaise with these Members of the Public and will update the Parish Council accordingly.

- Please to report that Wedmore Village Hall snug upgrade has been completed the work has cost in the region of £40,000.

Councillor Reeson

- Christmas Lights need consideration ahead of the season, should we be looking at alternative solutions given the ongoing cost of servicing and repairing the current ones. This will be researched.

- Harvest Home - overall, a very successful event. The main issue for the day was the multiple road closures in place aside from the granted closure of Church Street. There were 2 closures in the village Pilcorn Street (Emergency Road Closure) and Church Street (Sealed Order- Event). This caused huge issues with traffic moving through the system. Should there not be more joined up thinking?

23.09.7. TO FORMALLY CO-OPT A NEW COUNCILLOR - MS JENNIFER BLACKSHAW

Councillor Farley addressed Ms Blackshaw and welcomed her officially to the Parish Council.

Ms Blackshaw signed the Acceptance of Office Register and signed the relevant acceptance forms.



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ACTION – Councillor Blackshaw and the Clerk will sign the Declaration of Interest forms and return to the monitoring office within 28 days.

23.09.8. FINANCIAL MATTERS

(A) *AUDIT OF ACCOUNTS 01ST AUGUST – 31ST AUGUST 2023 (TO RECEIVE A REPORT FROM CLLRS BEACOM AND SMITH)*

Councillor Smith agreed they had carried out the monthly checks and they were accepted as an accurate record to date.

(B) *INVOICES PAID SINCE THE LAST MEETING – AS SHOWN ON THE ATTACHED DOCUMENT*

It was agreed that the invoices paid were authorised.

(C) *TO APPROVE PAYMENTS TO BE MADE - INCLUDING THOSE LISTED ON ATTACHED DOCUMENT*

It was resolved to approve payment of all invoices until the next meeting.

ACTION: Clerk to pay any outstanding invoices

23.09.9. TO RESOLVE TO ACCEPT THE QUOTATION FROM PLAYDALE PLAYGROUNDS TO CARRY OUT NECESSARY REPAIRS AND REQUIRED REPLACEMENT OF PARTS TO THE AERIAL RUNWAY (ZIPLINE) AT WEDMORE PLAYING FIELDS AT A COST OF £3,221,22 INC. VAT.

Following advice from the Playground Inspection Company in relation to a service being required for the Zip line. This was carried out and numerous faults were found. Playdale (Manufacturers of the Zip Line) proposed given the age and use, the number of issues found from the inspection would suggest that it would be better to replace the equipment in its entirety.

RESOLVED: The Parish Council agree that the Zip wire will be replaced at playground on the recreational ground site. Proposed by Councillor Smith and Seconded by Councillor Reeson by show of hands this decision was agreed unanimously.

ACTION: The Clerk will advise Playdale that the Zip Wire should be replaced. A date for the instalment will be requested.

23.09.10. TO RESOLVE TO ACCEPT AND PAY FOR THE MARKETING EXPENSES INCURRED FOR THE WARM IN WEDMORE INITIATIVE AND TO AGREE A BUDGET FOR THIS YEAR PROPOSED AT £75.00

RESOLVED: The Parish Council agree that the Warm in Wedmore initiative was successful last year. The budget for purchasing supplies and marketing material was Proposed by Councillor Sampson and Seconded by Councillor Loughrey

ACTION: The Clerk to organise payment of the invoice for marketing material once received.

23.09.11. TO RESOLVE TO ACCEPT THE TRAINING POLICY AS PRESENTED BY THE CLERK

Councillor Farley addressed the members and asked if they had read the policy drafted. It was agreed that they had. A short discussion ensued.

RESOLVED: An amendment to the drafted document suggested as 'All new councillors shall attend the recommended training courses presented for new councillors by SALC, however they will also be required to undertake training as recommended for the relevant committees they sit on as required' Proposed by Councillor Loughrey and Seconded by Councillor Thorogood.

ACTION: The Clerk will amend the draft policy to include the amendment above.

23.09.12. TO DISCUSS AND RESOLVE THE NEXT STEPS FOR THE BOROUGH PUBLIC TOILETS HAVING REVIEWED THE PLANS AND ESTIMATED COSTS.

Councillor Farley addressed the members and asked if they had looked through the plans. The clerk displayed the plans in the council room for discussion.



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The clerk suggested that there may be some concern about the positioning of the lady's toilet, considering any elderly or vulnerable visitors to the facility. The members agree that by potentially changing the door situation, and reconfiguring these concerns could be resolved. There was also some discussion around the implementation of a panic / distress alarm.

RESOLVED: Councillor Reeson will discuss any potential reconfiguration with LSL Architects. The Parish Council are keen to move forward with the plans and initiation of getting quotes.

ACTION: Councillor Reeson will liaise with LSL Architects and report back to the members in due course.

ACTION: Research the course of action for installing a panic / distress alarm system.

23.09.13. TO RESOLVE IF THE PROPOSAL TO PURSUE A POSSESSORY TITLE IN THE NAME OF WEDMORE PARISH COUNCIL FOR COMBE LANE IS VIABLE

Councillor Farley explained that this proposal had been suggested initially by a member of the public, in relation to understanding ownership of Combe Lane.

The Clerk confirmed that after some investigation a possessory title does not constitute absolute ownership. The process must be 'open' open for 12 years before the title can be provided.

A short discussion ensued.

RESOLVED: The Parish Council vote unanimously not to progress this matter any further largely due to the potential liability for the council.

23.09.14. TO RESOLVE ANY SUGGESTIONS FOR ROAD NAMES / PROPERTY NAMES FOR A DEVELOPMENT AT CROSS FARM, THE BOROUGH, WEDMORE FOR 9 NEW PROPERTIES TO BE SUBMITTED TO SOMERSET COUNCIL FOR CONSIDERATION

Councillor Farley asked if the members had any suggestions to propose for the new road on Cross Farm Phase 2. The most suggested was something including 'Buttler' in recognition of Jos Buttler (Cricketer) The clerk advised that this is likely to be rejected as it is contrary to Somerset Councils Street Naming and Numbering Policy 9.2 Naming New Streets – as it would 'promote an active organisation or living individual'.

RESOLVED: The Parish Council would like to put forward the suggestion to see if Somerset Council will accept the suggestion.

ACTION: The Clerk will write to Somerset Council with the suggestion.

23.09.15. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS AND SUBMIT A RESOLVED RESPONSE TO THE PLANNING PORTAL:-

Councillor Farley gave a brief overview to the members of the Parish Council who are not part of the Planning Committee, this included the material planning considerations. and how comments are submitted.

50/23/00058/EC

Proposal: Erection of agricultural storage building.

Location: Riverside Farm, Bartletts Bridge, Cocklake, Wedmore, Somerset, BS28 4HH

Applicant: Mr & Mrs Hewish

The Clerk displayed the application and a discussion ensued.

Resolved: A 'No Observation' Comment was submitted to the Portal for Somerset Planning North by The Clerk



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50/23/00059/EC

Proposal: Retrospective application for the formation of raised patio to the rear (North) elevation.

Location: Green Pastures, Mill Lane, Wedmore, Somerset, BS28 4DN

Applicant: Mr Clements

The Clerk displayed the application and a discussion ensued.

The Parish Council would like it recorded that they acknowledge that nothing has substantially changed since the previous application was discussed. The Parish Council observes that the boundary line is being amended to include further agricultural land.

Resolved: An 'OBJECTION' Comment was submitted to the Portal for Somerset Planning North by The Clerk. The original comment by the Parish Council still stands. As shown below.

The parish council objects to this application as it is contrary to D19 Landscape, the patio size and scale does not have proper regard to the immediate setting and has an impact on the immediate landscape character. It is also contrary to policy D25 the patio is overbearing and visually dominant from the PROW, Mutton Lane, and neighbouring properties.

50/23/00073/AGE

Proposal: Erection of extension to the North, East and South elevations of existing commercial units.

Location: Units 2 And 3, Perrow Orchard, Crib House Lane, Crickham, Wedmore, Somerset, BS28 4JS

Applicant: Orme Ltd

The Clerk displayed the application and a discussion ensued.

Resolved: A 'SUPPORT' Comment was submitted to the Portal for Somerset Planning North by The Clerk

The Parish Council would like to comment in support of this application given its regard to POLICY WED10 – SMALL SCALE EMPLOYMENT SPACE “Development proposals which provide small scale (less than 150 m2) Class B1 employment space, particularly on flexible terms to support small businesses, will be supported where the proposal is the following:

- conversion of an existing building or buildings subject to the impact of this provision on the highway network and parking
- within, or close to, the settlement boundary of Wedmore, new small scale B1 class buildings will also be supported, subject to the provision of adequate access, parking and servicing facilities.”

The Parish Council also believe this application is in line with Policy BH4 and the strategic policies in the Sedgemoor Local Plan regarding the Focus for housing and employment growth appropriate to the settlements scale and character; and also, the Retention of existing and provision of new key local services/facilities and retention of existing employment opportunities of a Tier 2 development.

50/23/00079/AGE

Proposal: Formation of 16no. ground mounted solar panels to serve Stoughton Cross House.

Location: Land West of, Stoughton Cross House, Stoughton Cross, Wedmore, BS28 4QP

Applicant: Mr Sellwood

The Clerk displayed the application and a discussion ensued.

Resolved: A 'No Observation' Comment was submitted to the Portal for Somerset Planning North by The Clerk

23.09.16. TO RECEIVE AN UPDATE ON THE PROPOSED DOCTOR SURGERY PROJECT AND RESOLVE NEXT STEPS FOR THE PARISH COUNCIL.

Councillor Smith has written to the health fund for an update at the time of the meeting there has still not been a response, despite a follow up email. This will be moved to next months agenda to allow more than adequate time for a response. The Parish Council do need to make a decision about the proposal.

ACTION: The Clerk will add this item to October's agenda for Resolution.



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23.09.17. TO RESOLVE UNDER THE PROVISIONS OF THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 AS AMENDED TO EXCLUDE THE PRESS AND THE PUBLIC FOR THE NEXT ITEM.

RESOLVED: No members of the public were present, but members agreed unanimously

23.09.18. TO RESOLVE THE REQUEST FOR AN INCREASE IN FEE FOR THE CLEANING AND KEY HOLDING / LOCKING / UNLOCKING OF THE PUBLIC TOILETS IN THE BOROUGH, AS MADE BY MR SUMMERS-COOK

Councillor Farley presented the proposal of a fee increase and asked the councillors for a resolution.

RESOLVED: Councillor Smith proposed that the increase be given effective from the 1st of October 2023.

ACTION: The Clerk will write to Mr Summers-Cooke and advise of the resolution.

23.09.19. COMMITTEE REPORTS – *For information*

Planning – Meeting scheduled for Wednesday 25th October 2023 at 7:30pm

23.09.20. ITEMS FOR THE NEXT MEETING

- **Councillor Smith – Proposal to extend the 30mph limit on the B3131 – Latcham and the SID signage accordingly.**
- **Doctors Surgery update.**

All business conducted the meeting was closed at 21.50pm

Next Meeting: Wednesday 18th October 2023