



Wedmore Parish Council

Minutes of the Parish Council Meeting

Held at: The Council Rooms, Grants Lane, Wedmore, BS28 4EA on Wednesday 19th June 2024 at: 7:00 pm

Present: *Councillor Farley, Councillor Beacom, Councillor Tinney, Councillor Smith, Councillor Blackshaw, Councillor Thorogood

In Attendance: Mrs Lindsey Baker (Clerk), Rebecca Kimber- Danger, PCSO Nathan Chard (*Arrived at 7:18 pm left at 7:47 pm*)

Public Participation:

Rebecca Kimber-Danger provided an update on the activities of The Hugh Sexey Hospital Trust (Bruton) and their current assets in Blackford.

- **Paradise Barton** – Rebecca gave an insightful overview of the project to bring councillors up to speed with the current situation. She confirmed that the Trust no longer own the development site, and it is now in the hands of a developer having purchased it from the Trust. She is therefore no longer able to provide updates on potential applications or the progress of the development going forward.

- **The Old School Room** – She shared the complications faced by the trust in negotiating the planning conditions and development opportunities for this conversion to a residential project. These have now been resolved, and work will commence ahead of the coming winter, to ensure the shell is stable and will not deteriorate any further following the damage caused 2 years ago.

- **Elm Tree Farm – the Trust is currently exploring the scope for assets** Under Class R. Rebecca explained that following the amendments to the permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015. Class R permits the change of use of agricultural buildings to flexible commercial use, they can apply for prior approval rather than full planning permission, provided the total floor space does not exceed 500 square meters and other conditions are met. The local planning authority will consider factors such as traffic, noise, and flood risk before granting approval. The trust is currently considering a combination of Class Q (permits the change of use of agricultural buildings to residential use (dwellinghouses)) and Class R specifically looking at small business units.

24.06.1. RECEIVE ANY APOLOGIES FOR ABSENCE (*and record approval if appropriate*) *Iga1972 s85 (1)*

Councillor Loughrey, Councillor Weale, Councillor Smart, Councillor Munt, Councillor Martin

24.06.2. RECORD ANY DECLARATIONS OF INTEREST

No declarations of interest were recorded.

24.06.3. CONFIRM THE MINUTES OF THE MEETING HELD ON 15TH MAY 2024

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 were signed.

24.06.4. RECEIVE THE CLERK'S REPORT AND RESOLVE ANY SUITABLE ACTION REQUIRED.

Councillor Farley asked if all the councillors had had the opportunity to read the clerk's report, it was confirmed they had, and no action was required.

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

- **Councillor Smith:** Reported there has been no reply from a letter sent on behalf of the Parish Council to a property in Heath House regarding the visibility difficulties at the crossroads. Collisions remain prevalent at this location, and accidents will continue to be reported by neighbours and the Parish Council.
- **Councillor Beacom:** Discussed plans for the Cheddar Valley Festival of Remembrance near VE Day next year. Councillor Beacom will continue to develop the plans and update the Parish Council as necessary.



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- **Councillor Farley:** Attended the LCN meeting for Highways. A structured committee with Councillor Val Bullen being appointed as chair was established. The next meeting will include both Right of Way and Highways Officers, it is hoped the group can start to set priorities for the LCN meeting.

24.06.6. FINANCIAL MATTERS

(A) *AUDIT OF ACCOUNTS 01ST MAY – 31ST MAY 2024 (TO RECEIVE A REPORT FROM CLLR'S 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 THE ATTACHED DOCUMENT*

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

ACTION: Clerk to pay any outstanding invoices

24.06.7. RESOLVE THE PURCHASE OF A FURTHER 2X SPEED INDICATOR DEVICES, BATTERY PACKS AND SOLAR PANEL FROM ELAN CITY AT £5280.00

Councillor Smith gave a brief overview of the history of the SIDs and their effectiveness. The council discussed acquiring more solar-powered SIDs and managing existing ones. Plans for permanent placement and rotation for maintenance were reviewed.

RESOLVED: To purchase a further 2x speed indicator devices battery packs and solar panels from Elan City at £5280.00. Proposed by Councillor Smith, seconded by Councillor Thorogood under LGA 1972 Section 274A.

ACTION: The Clerk will order the SIDs as resolved.

24.06.8. RESOLVE TO ACCEPT THE QUOTATIONS RECEIVED FROM THE NATURE GARDENER AND BEN HOLE FOR THE CREATION OF A REFLECTION AREA AT THE CEMETERY INCLUDING A POND, ASSOCIATED PLANTING AND WILDLIFE GARDEN

Councillor Farley asked if all the councillors had had the opportunity to read the quotation and supplied presentation/proposal, and it was confirmed they had. A short discussion ensued.

RESOLVED: To accept the quotations from The Nature Gardener and Ben Hole for the creation of a reflection area at the cemetery, including a pond, associated planting, and a wildlife garden. Proposed by P St, seconded by JB under Section 214 and Section 19 of the Local Government (Miscellaneous Provisions) Act 1976.

ACTION: The Clerk will formally accept the quotations and update the council once a commencement date has been agreed with the contractors.

24.06.9. RESOLVE TO ACCEPT THE PROPOSED INSURANCE COVER FOR THE COMING YEAR PROVIDED BY HISCOX INSURANCE COMPANY LIMITED

RESOLVED: Resolved to accept the proposed insurance cover for the coming year provided by Hiscox Insurance Company Limited. Proposed under Sections 111 and 140 of the LGA 1972.

24.06.10. RESOLVE TO ACCEPT THE LAND ACCESS AGREEMENT FROM WESSEX WATER IN REFERENCE TO THE INSTALLATION OF WATER QUALITY MONITORING EQUIPMENT AT WORTHINGTON WOODS.

Councillor Farley asked if all the councillors had had the opportunity to read the supplied presentation/proposal, and it was confirmed they had. A short discussion ensued.

RESOLVED: To accept the land access agreement from Wessex Water regarding the installation of water quality monitoring equipment at Worthington Woods. Proposed by Councillor Farley, seconded by Councillor Beacom under LGA 1972 Sections 124, 127, and 222.



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24.06.11 .RESOLVE TO ACCEPT AND SIGN THE TERMS OF THE LEASE FOR THEALE VILLAGE HALL

Councillor Farley advised that the lease was in order aside from the inclusion of an incorrect plan. The Clerk has been in touch with Stone King (Solicitors) and asked for clarification on the plan as it does not match with any other plans available on the Land Registry etc, so far there has been no response. Councillor Farley is going to try and telephone Stone King in order to request the plans be amended to reflect the correct boundary. A short discussion ensued.

RESOLVED: To accept and sign the terms of the lease for Theale Village Hall subject to confirmation from Stone King (Diocese Solicitors) that the plans be amended to reflect the correct boundary area. Proposed by Councillor Farley under LGA 1972 Sections 133 and 139.

24.06.12 .COMMITTEE REPORTS – *For information*

- **Planning Committee** – Councillor Beacom gave an update on the recently attended Development Committee Meeting for Planning North where she spoke in objection to an application at Blakeway. The application has been deferred due to a lack of information provided by the case officer. The proposal for a development at Coombe Batch has been referred to the development committee and will likely be heard on Tuesday 9th July 2024. A further update will follow.
- **Cemetery Committee** – A work party has taken place since the last meeting of the council; Cllrs have now removed all of the brambles from the left-hand side of the Cemetery (retained by the PCC) Maintenance costs for the cemetery were discussed. A meeting with Father Richard and the PCC to discuss responsibilities and costs will be scheduled.
- **Highways Committee** – A meeting will be scheduled for July
- **Green Wedmore** – Councillor Thorogood gave an update on the Wedmore Village Farm, he shared the latest newsletter from the farm and what projects have been completed, undertaken and considered to date.

24.06.13. ITEMS FOR THE NEXT MEETING

Items for the next meeting were discussed and noted

- Wedmore In Bloom Grant
- Green Banking

**All business conducted the meeting was closed at 20:07 pm
Next Meeting: Wednesday 17th July 2024**