

**MELLS PARISH COUNCIL**  
**mellsparishcouncil.org.uk**

A meeting of Mells Parish Council took place on Tuesday 12 March 2013  
at Mells Barn.

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1. **PRESENT:** Ms R Wallace (Chaired meeting), Mrs M Jennings, Mrs J Mann, Mr C Tye, Mr S West. Cllr Edward Drewe – District Councillor (left 8.00pm), 2 members of the public.
2. **APOLOGIES FOR ABSENCE** were received from The Countess of Oxford & Asquith, Edmund Costelloe, Vince Turner, Helen Wynter
3. **DECLARATIONS OF INTEREST:** None
4. **MINUTES OF THE MEETING** held on 11 December 2012 had previously been circulated. It was resolved that the minutes be adopted. Chris Tye signed the minutes in the absence of the Chairman and due to the minutes having been taken by Ros Wallace.
5. **MATTERS ARISING**
  - a) **Quarry Liaison Committee:** No complaints regarding noise have been received in the last 6 months. Works will move to Top Benches during the summer and there will be no water at Halecombe Quarry in the future. A planning application has been submitted for 10 x 1mw generators which will only run occasionally.
  - b) **Speed Watch Progress:** No volunteers have come forward to date.
  - c) **Gift of Grit Bin from Mells Village Shop:** Position of the bin still to be decided.
  - d) **Encroaching verge by Primrose Cottage, Lower Vobster:** Clerk to chase Highways.
  - e) **Vobster Bridge Length Restrictions:** Ros Wallace and Steve West had met with Jeff Bunting on site and provisionally agreed that the removal of some signs (possibly 7) was necessary and the rewording of others from 39ft to 25ft is required. A meeting is planned for 13 March with Jo Sharpe, Highways to finalise the details.
  - f) **Gullies – Old Post Office:** BT indicated that they were going to inspect the manhole identified as causing the flooding. No report has been received. In view of the reduction in heavy rainfall recently the situation will be monitored to see if the problem has been rectified.
  - g) **Clerk's Contract:** Clerk has made the necessary amendments. Ros Wallace duly signed the two copies which will be held by the Clerk and put on the Parish Council file.
  - h) **SCC Signs around the Village:** Chris Tye will gather any remaining signs and Highways will be asked to collect them.
  - i) **Western Power/BT Cables:** Ros Wallace had received very good service from Western Power who removed the cables within 24 hours.
  - j) **Shop Signs:** There appear to be less signs in the centre of the village.
  - k) **Parking by School:** Item to be carried forward to next meeting. Parking along Selwood Street has become very bad since the re-opening of The Talbot. The Chairman has been in contact with the Estate suggesting possible solutions. Awaiting their response. The verges by the shop are being eroded by poor parking.
6. **COUNCILLOR VACANCIES**

Ros Wallace and the Chairman to discuss this matter.
7. **PLANNING**

The members of the public expressed their concerns regarding the development at Laurel Cottage which they felt was not in keeping with the village. Ros Wallace read out other letters received regarding this matter. The main concerns are the vast expanse of zinc roofing and the height of the building in relation to neighbouring properties. There does not appear to be any contravention of the planning application but Cllr Drew said he would look into this matter. David Clark, MDC Conservation, has visited the site.

The councillors acknowledged the residents' concerns and will revisit how planning applications are assessed at the next meeting.

- a) **2012/2818** Single storey rear (south) extension forming conservatory. 4 & 5 St Edmund's Terrace, Upper Vobster – No objections. Passed to Case Officer.
- b) **2012/3005** Proposed removal of hedgerow. Land to west of Mells Park House – Passed to Case Officer
- c) **20130/005** Proposed installation of 24 diesel powered generators and 6 transformers. Whatley Quarry (documentation sent by Mendip DC) – Concerns were raised about the noise but this should be occasional and minimal. Silencers will be fitted. No objection.
- d) **2013/0217** Alterations and extensions to existing dwelling, Vobster House, Lower Vobster – No objection
- e) **2013/0373** Proposed installation of 24 diesel powered generators and 6 transformers. Whatley Quarry (documentation sent by Somerset CC). Concerns were raised about the noise but this should be occasional and minimal. Silencers will be fitted. No objection.
- f) **2011/3172 APPEAL** Part change of use agricultural/general storage outbuilding, ancillary meeting room, treatment rooms, studio space and solar PV array – Upper Vobster Farm – The Parish Council have submitted documentation to the Inspectorate. The date of the site meeting is yet to be determined and the Chairman will attend.

#### **Mendip Decisions**

- a) **2012/2818** Single storey rear (south) extension forming conservatory. 4 & 5 St Edmund's Terrace, Upper Vobster – Approved with 3 conditions
- b) **2012/2784** Pruning of a tree in a conservation area. Drums Hill Cottage, Rushwood Lane – TPO not required (No objection)

Cllr Drew reported that:-

- a) **Mendip's income** has been reduced substantially but the council are currently running with money in hand and will not be increasing Council Tax again this year.
- b) **New Homes Bonus** provides Mendip DC with a substantial income. For every new home built, Mendip receives the equivalent of the Council Tax associated to that property for 10 years.
- c) **Grants:** There are currently two sources of funding available. A grant up to £10,000 for parishes to improve village halls etc or a grant up to £2,000 for Parish Councils or organisations with a suitable project. The Parish Council would let the local village organisations know of this funding.
- d) **Local Plan:** The 5 year land supply forecast in Mendip's current and emerging plan has been challenged. This means that the figures held within it for the number of houses to be built between now and 2028 has no weight. Mendip DC, for the foreseeable future, will now have to assess any planning applications against the National Planning Policy Framework which leaves villages open to the threat of developers being permitted to build much larger developments that exceed the number previously publicised in the draft Local Plan.

#### **8. CORRESPONDENCE FROM SOMERSET COUNTY COUNCIL**

- a) *Localising Support for Council Tax* – Noted

#### **9. CORRESPONDENCE FROM MENDIP DISTRICT COUNCIL**

- a) *Country Wide review of recent flooding events* - Noted
- b) *Parishes Information Bulletin (December/January/February)*
- c) *Mendip's Housing Land Supply and Requirements Update* - Noted

#### **10. OTHER CORRESPONDENCE AND REPORTS**

- a) *Mells and Vobster Community Trust – Request for Trustee* – This matter was placed on the agenda in error

- b) SALC – Local Government Finance Settlement – Noted
- c) Twentyfourseven – South Western Ambulance Service newsletter
- d) Proludic Newsletter – Possible transferring of Play equipment to Parish Council Control – inform Chairman
- e) NALC Conference, Speaker: Eric Pickles – Putting Communities first
- f) Radstock Museum – Complimentary tickets – Pass to Rob Shreeve.
- g) Capita – Developing Commercialism in Local Government Conference – No action.

11. **REQUEST FOR DISPENSATION** – Form signed by those present and will be signed by the remaining Councillors when possible.

12. **BUDGET** – deferred until next meeting.

13. **ACCOUNTS** - HSBC Statement dated 28 February 2013 - £5,234.16  
 - Barclays Statement dated 12 November 2012 - £5,180.19

a)	J Book	Clerk's salary –		
		December/January/February	£07.24 x 3	£621.72
		Expenses (December/January/F2ebruary)		
		1 trip to Mells @ 45p/mile	£ 3.60	
		Phone line rental	£ 16.50	
		Utilities	£ 12.00	
				£32.10
				£653.82
b)	HMRC PAYE			
		Period 10/11/12	£51.80 x 3)	£155.40
c)	Mendip Citizens Advice Bureau - Grant			£100.00
d)	Viscount Asquith's 1998 Settlement			
		(25.12.2012-24.03.2013)		£147.50
		(25.03.2013-24.06.2013)		£147.50
		<i>Proposed CT Secoded MJ</i>		

**Income:** VAT Refund £501.52

14. **ANY OTHER BUSINESS:**

- a) **Gully – Bottom of Lime Kiln Hill:** This has silted up and requires thorough clearing. Clerk to arrange site visit with Highways. Chris Tye to attend.
- b) **Recreation Ground:** This was formally signed over on 25 February 2013.
- c) **Rubbish around the Parish:** Layby by Vobster Cross frequently has rubbish dumped in it and it had been noted that there was considerable rubbish between between the Pipeworks to Ammerdown. Rubbish had also been noted in other areas around the village of Mells.
- d) **Grit bins:** Clerk to ask for these to be refilled.

15. **DATE OF NEXT MEETINGS:** Tuesday 9 April 2013 at 7.15pm in Mells Barn

**ANNUAL PARISH MEETING:** Tuesday 14 May 2013 at **7.00pm** in Mells Barn

Signed..... Date.....

Print Name.....

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