

A meeting of Mells Parish Council took place on Tuesday 9 April 2013
at Mells Barn.

1. **PRESENT:** Mr Edmund Costelloe – Chair, Ms R Wallace, Mrs M Jennings, Mrs J Mann, Mr C Tye, Mr S West, Miss H Wynter The Countess of Oxford & Asquith, Mr Vince Turner
In Attendance: Joy Book, Clerk
2. **APOLOGIES FOR ABSENCE:** None
3. **DECLARATIONS OF INTEREST:** None
4. **MINUTES OF THE MEETING** held on 12 March 2013 had previously been circulated. It was resolved that the minutes be adopted. The minutes were then signed by the Chairman.
5. **MATTERS ARISING**
 - a) **Quarry Liaison Committee:** Steve West had attended a meeting held on 21 March. No formal complaints had been received. Production is down 20%. Quarry is converting to LED lighting which is more economical. Negotiations are stalled in connection with water being pumped from the quarry into the balancing lake and it is reported that this may take up to two years to resolve. There is £65,000 in the Trust Fund to reinstate the quarry which the quarry would like Somerset CC to take on. There has been no recurrence of the noise reported by a resident.
 - b) **Gift of Grit Bin from Mells Village Shop:** The Chairman has spoken with the estate who has agreed to the positioning of the bin on Mells Green. However, in the interim period the grit bin has been re-used by the shop to store papers. Clare Asquith to approach the shop.
 - c) **Encroaching Verge by Primrose Cottage, Lower Vobster:** During the recent drier weather the verge has been breaking up naturally. It was agreed to leave this matter to resolve itself and Ros Wallace will monitor it.
 - d) **Vobster Bridge Length Restrictions:** Steve West and Ros Wallace had meet with Jo Sharp, Somerset CC to discuss the removal and rewording of signs leading to the bridge. Jo Sharp will run through the proposals with Jeff Bunting. It is hoped that the work would be carried out this financial year.
 - e) **Parking by the School:** This continues to be a problem although the parked cars do not block the road. The cars have started to erode the side of the road. New road markings for a coach space have been installed and the disabled bay has been moved.
Parking by the Post Office: Cars are churning up the area around the bus shelter and concerns were raised that the cobbles are starting to deteriorate. Various suggestions were made regarding placing aesthetic obstacles near the bus shelter to deter parking. Clare Asquith to make enquiries.
Eroded area Bottom Lane/Top Lane: It has been noted that a large puddle forms on the triangle of land in this area. Clare Asquith to make enquiries.
 - f) **Refilling of grit bins:** This has been done.
 - g) **Gully – Bottom of Lime Kiln Hill:** Highways were seen in the area although the nature of their visit is unknown. Clerk to chase.
6. **COUNCILLOR VACANCIES**

Several people have expressed an interest. Clerk to advertise on the noticeboards, parish magazine and shop.
7. **PLANNING**
 - a) **2013/0681** Erection of 3 No. industrial units. Lakeside Park. Passed to Ros Wallace and Steve West. Clerk to request an extension.

Planning Decisions

- a) **2012/1842** Listed Building Consent, replacement windows. Mells C of E School. Department for Communities and Local Government have no objections.
- b) **2013/0217** Alterations and extensions to existing dwelling. Vobster House, Lower Vobster – Approved with 4 conditions.
- c) **2013/0373** Proposed installation of 24 diesel powered generators and 6 transformers. Whatley Quarry – Mendip DC have left this to Somerset CC to decide.
- d) **2012/1390** Conversion of former telephone exchange to dwelling, Vobster Cross – the appeal has been rejected.
- e) **2011/3172** – Part change of use of agricultural/general storage outbuilding to two number self catering letting units with ancillary meeting room, treatment rooms and studio space etc. Upper Vobster Farm. Planning Inspector is visiting site 10 April.

8. ASSESSMENT OF PLANNING APPLICATIONS

After a lengthy discussion, it was decided to continue with two councillors reviewing the planning applications but the applications would be brought back to the next meeting to be discussed giving all councillors the opportunity to comment. The Clerk would inform all Councillors by email that a planning application had been received and the Councillors would choose whether they wish to take on the application or not.

9. CORRESPONDENCE FROM SOMERSET COUNTY COUNCIL - None

10. CORRESPONDENCE FROM MENDIP DISTRICT COUNCIL

- a) Draft Mendip Taxi and Private Hire Policy 2013 - noted
- b) Councillor Declaration Forms – Clerk will assess which forms require amending.

11. OTHER CORRESPONDENCE AND REPORTS

- a) Grant Thornton – External Audit documents - noted
- c) Citizens Advice Bureau – thank you for donation
- d) Avon and Somerset Constabulary – Mendip Community Speedwatch - noted

12. REQUEST FOR DISPENSATION – The form has now been signed by all the current Councillors and will be kept on file.

13. BUDGET

Ros Wallace proposed and Clare Asquith seconded the proposed budget as presented at the meeting.

14. FINANCIAL MATTERS

	HSBC Statement dated 28 March 2013	-	£4,803.60	
	Barclays Statement dated 21 March 2012	-	£5,181.83	
a)	J Book	Clerk's salary (March)		£207.24
		Expenses (March)		
		1 trip to Mells @ 45p/mile	£ 3.60	
		Phone line rental	£ 5.50	
		Utilities	£ 4.00	
			<u>£ 13.10</u>	<u>£220.34</u>
b)	HMRC PAYE			
	Period 1			£ 51.80
c)	SALC Affiliation fee			£146.52

Proposed Monica Jennings Seconded Helen Wynter

Precept increase: It had been noted on the council tax bill, under the Mells precept section, that there is an increase of 13.7%. Mells Parish Council has not increased their part of the precept which has been remained at the same level of £9,000 for several years. The increase reflects the changes in how the council tax is calculated by Mendip DC. The district council now calculates the number of households within the parish which have single occupancy or who benefit from council tax relief. This sum has now been added to the precept.

14. ANY OTHER BUSINESS:

- a) **Sign by Post Office:** This has been noted as being obscured by a hedge. The Chair will speak to the tenants of the property.
- b) **Diversion signs around the village:** The signs from the recent works have been collected and are stacked up on Top Lane. Clerk to request Highways collect them.
- c) **Damaged sign:** The Give Way sign on the junction of Selwood Street appears to have been damaged during hedge cutting. Clerk to inform Highways.
- d) **Footpath closure - FR10/97 and FR10/98:** These footpaths\bridleways will be closed for approximately 6 months whilst works on Finger Farm are undertaken to create a bund. After the works, the routes will go over the bund.
- e) **Parking by Talbot:** The Recreation Ground Company are discussing extending their car parking area to accommodate the Talbot's staff cars. The possibility of placing a passing bay on Selwood Street by the entrance with New Street and at the other end by Selwood House Garden has been raised with the estate.
- f) **Parking in Longfield:** A resident has complained about parking along Longfield on match days. The Chair has offered a solution. No further action to be taken.
- g) **National Planning Policy Framework:** Due to an enquiry in Evercreech which found the Mendip Local Plan to be deficient in its 5 year housing supply figures, Mendip are now assessing planning applications against the NPPF until the Local Plan can be revised and approved. This could open the doors to large developments being built in villages. This will not affect Mells as there are no large scale development sites available to developers as almost all suitable land is owned by Mells Estate who have a no major development policy to safeguard the village amenities.

Meeting closed at 8.50pm.

DATE OF NEXT MEETINGS:

ANNUAL PARISH MEETING: Tuesday 14 May 2013 at **7.00pm** in Mells Barn
Tuesday 11 June 2013 at 7.15pm in Mells Barn

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

Print Name.....

MINUTES\2013\9APRIL2013