

MELLS PARISH COUNCIL
(mellsparishcouncil.org.uk)

**Minutes of the meeting of Mells Parish Council on
Tuesday 14 March 2017 at Mells Barn**

1. **PRESENT:** Mr E Costelloe – Chairman, Mr J Earl – Vice Chair, Mr C Tye, Mr S West, Mr V Turner (left 8.05pm), Mrs J Seewooruttun, The Countess of Oxford & Asquith, Mr D Seviour, Mr A Brady, Mr J Poynton, Mrs A Moir
In Attendance: Joy Book, Clerk, Cllr Edward Drewe – District Councillor
14 members of the public
2. **APOLOGIES FOR ABSENCE:** None
3. **DECLARATIONS OF INTEREST:** Clare Asquith declared an interest in the Walled Garden application and took no part in the discussion.
4. **PUBLIC PARTICIPATION** - Sam Wylde of Sam's Kitchen and Jon Price of the Walled Garden who were present to answer any questions the Parish Council or residents had regarding their recent planning application for the Walled Garden.

PC has recommended refusal of the application, mainly due to the longer opening hours.

Mr Wylde reported that the current application is on hold whilst further discussions take place with the Planning Officer and residents. New information has been submitted to MDC which details a change in the opening hours to 9am–6pm (with occasional opening until 10pm) March to September which is similar to the current opening hours. The venue would also be open in December to sell wreaths/trees and food. No more than 15 events will be held in the evening during the opening period. There are no major plans to change the current format of the venue ie. It will remain a horticultural and catering..

Mr Wylde is happy to add constraints to the planning application regarding low level lighting and non amplified music and would ensure customers leave the premises by 10pm. Events would be restricted to 40 people and food will be mainly pizzas, with salads that have been grown on site. Alcohol (not spirits) will be served to complement the food. Surplus vegetables would be used by Sam's other cafes.

John Earl reported that the Barn self regulates its bookings and will be cutting back to just 12 a year from 2018. The Barn does not hold more than one event in a 7 day period to reduce noise and traffic nuisance to residents. A 5m gate is being placed 2m inside the Barn entrance to allow pedestrians and cyclists to access the site but stop vehicles unless they are Barn customers. Residents of the cottage have access to the garage only. The farmer will also be granted access to his fields.

The principal access is from Selwood Street which is a legal matter and not a planning matter. Cllr Philip Ham, County Councillor, is looking into marking two permanent passing places on Selwood Street to help alleviate the current traffic issues. The Estate will place large signs on the wall by the passing places to discourage parking. Extended hours may cause more traffic disruption and parking difficulties for residents when they return from work.

The temporary buildings will eventually require replacement but no thought has currently been given to what would the substitutes would be.

Cllr Edward Drewe, District Councillor, will request that the application is suspended to allow residents and the PC to re-assess the new information. Everyone who has previously commented will have the opportunity to re-submit comments if felt necessary.

Mr Wylde will put the new application details into the shop and details will also be put on the village website.

Visitors will be encouraged to use the Recreation Ground car park which will require clearing before this can be undertaken. Clare Asquith asked to comment on this matter as it was not directly connected the application, and said that signs should be installed to direct traffic to the Recreation Ground. Mr Wylde would be willing to fund the signs and would promote the car park on the Walled Garden website/social media through maps and other info.

Resident thanked Jon Price for running a popular business that had enhanced the village. Sentiments were echoed by those present.

District Councillor report

- i. **Council tax:** Mendip DC has agreed a 1.99% increase to help build up a reserve. They are also considering borrowing up to £40million pounds (at 1% interest) to invest in activities for capital gain.
- ii. **Chair of Council:** Cllr Drewe will be taking over as Chairman (currently Vice Chairman) of the council from May 2017.
- iii. **Services:** Several services eg. Licensing, Land Charges, have been passed to Capita to reduce costs.
- iv. **Affordable houses:** Mendip DC plan to build affordable housing for sale/rent. Affordable housing can be built outside the development boundary. Mendip are also encouraging the generation of employment areas within villages.
- v. **Frome to Radstock railway:** This has encountered problems from Sustrans but the issues are slowly being addressed. It is hoped that the railway can be used as a freight rail to reduce the number of large lorries on the roads.

5. MATTERS ARISING

- a) **Mobile Phone signal/broadband:** No further information.
- b) **Barn Lease:** No further information.
- c) **Traffic on Selwood Street:** Chris Tye has tried to contact Highways by phone and email but has not received a response so he will now contact Cllr Philip Ham to move this forward.
- d) **Pavilion 'facelift':** No further information.
- e) **Old Telephone Exchange:** No further information.
- f) **Relocation of village signs – Vobster:** The price for moving the posts has reduced to £505.77. Payment was approved. A contribution cheque of £250 has been received from the Vobster Village Trust towards the costs. Thanks were extended to the Trust.
- g) **Adoption of BT telephone kiosk:** BT has received confirmation from Mendip DC that the PC wish to adopt the box. The contract was circulated prior to the meeting. Clerk signed and dated the document and a cheque for £1 was approved and signed. BT will decommission the phone box. Thought will now be given to proposed usage of the phone box into the longer term.
- h) **30mph sign – Lime Kiln Quarry:** Highways does not have any accident figures for the past 5 years for this location. If Highways were to move the signs they would be minded to move the signs closer to the village rather than further away. Also, due to the road's location the police are unlikely to support a reduction due to the feasibility of enforcing the limit.
- i) **Flytipping:** This is still prevalent around the village.
- j) **Faded give way lines – Mells Park crossroads:** Awaiting response from Highways.
- k) **Road works – Vobster:** These have now been completed.
- l) **Dog waste bin – Rectory Corner:** Clare Asquith arrange for the contractor to move the bin. Mendip DC are happy for the bin to be relocated.
- m) **St Edmunds Farmhouse – amendment to application:** A non material amendment was received and approved by Mendip DC for the change to a wooden frontage. This type of application is not forwarded to the PC as it is considered a minor change.

6. PLANNING

2016/3094/FUL The Walled Garden, Selwood Street - Retention of use of Walled Gardens for the growing and sale of horticultural produce and ancillary merchandise and sale of food and drink for consumption on the premises and proposed use of outbuilding for ancillary storage. PC has recommended refusal but will await the new submission and comment according.

2017/0192/TCA The Old Forge, Little Green, Reduce crowns of 3 cherry trees by 25% and prune to balance shape. Decision to be left to the Planning Officer.

2017/0163/FUL Mells Road Works, Vobster Cross to Hatchet Hill. Erection of new production building with concrete batching plant. PC recommended approval but recommended that no further development takes place in this area.

2017/0258/LBC & 2017/0257/FUL Valley House, Lower Works - Reinstatement of appointed day residential use of Valley House with alterations and extensions. Reinstallation of hydropower plant in adjacent structures. Conservation of walls, structures and culverts to scheduled ancient monument within setting of listed building. PC recommended approval. Clare Asquith expressed concerns about easement which is currently granted by the Estate for non commercial traffic to preserve the valley. The Estate would rather residential use of the area rather than commercial. Access is a separate matter to the planning application which appears sympathetic and will make safe the currently dangerous structures.

2017/0458/TCA Mellis C of E School, Mellis Green – Works to various trees. Decision to be left to the Planning Officer.

2017/0192/TCA The Old Forge, Little Green - Reduce crowns of 3 cherry trees by 25%. Decision to be left to the Planning Officer.

2017/0461/TCA Bridge Cottage, Holes Lane – Fell 2 sycamore trees. Decision to be left to the Planning Officer.

2017/0535/TCA 3 Hollycroft – T1 - Fell, T2 - remove limb from over garage, T3 – reduce by 4.5m. Decision to be left to the Planning Officer.

Mendip Decisions - None

7. CORRESPONDENCE FROM SOMERSET COUNTY COUNCIL - none

8. CORRESPONDENCE FROM MENDIP DISTRICT COUNCIL - None

9. OTHER CORRESPONDENCE

- a) **NHS – Coleford Pharmacy** – previously circulated. No comments.
- b) **Mendip Community Transport** – thank you for donation

10. PAYMENTS, RECEIPTS AND OTHER FINANCIAL MATTERS

Balance as at 28 February 2017 – £12,353.58. Balance as at December 2016 - Barclays £5,191.63.

a)	J Book Clerk's Salary & expenses (December & January)		£282.07
	Trip to Mellis (@ 45p/mile)	3.60	
	Phone line rental		5.50
	Utilities		4.00
			<u>13.10</u>

Barn hire 2016 £200.00

Somerset County Council – Vobster village signs £505.77

BT – adoption of phone box £1.00

- b) **Receipts:** £250 from Vobster Village Trust towards Vobster village signs.
- c) **Provisional year end total:** Clerk had previously circulated the accounts but several transactions have taken place since. The new provisional total for 2016-2017 is £16,628.27 subject to Barclays interest being added.

12. ANY OTHER BUSINESS

- 12.1 **Trustee nomination:** Ros Wallace's term is due to finish in May. Chairman proposed and Clare Asquith seconded Ros Wallace for another term if she was prepared to undertake the role for another term.
- 12.2 **Road accidents:** There has been two accidents in the past fortnight near the bridge by the Pipeworks. Alan Brady will contact the Kilmersdon Clerk as this is in their parish.
- 12.3 **Bridge – Station Road:** This is slowly collapsing. Clerk to contact Highways.
- 12.4 **Litter pick:** Jan Seewooruttun will arrange for the equipment to be available for the planned event on Wednesday 12th April at 5.00pm. Meeting point – the Pavilion.
- 12.5 **Parish Council meetings:** Chris Tye raised the issue that February had been a particularly busy month for major applications and the time had come to consider meeting every month. Chris Tye proposed and Jan Seewooruttun seconded that the PC should meet eleven months of the year. Clerk to book the Barn for September.
- 12.6 **Layby near Vobster bus stop:** The layby attracts a significant amount of litter and Steve West ask whether a bin or having the layby filled in would alleviate the problem. Clerk to establish whether the layby is the responsibility of Highways before taking this further.
- 12.7 **Path by Reading Rooms:** Rubbish is still present near this path. Clare Asquith to approach resident.

13. DATE OF NEXT MEETING:

Tuesday 11 April 2017 at 7.15pm in Mells Barn.

ANNUAL PARISH MEETING – Tuesday 9 May **7.00pm** followed by monthly meeting

Meeting closed at 9.30pm.

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

Print Name.....