

MINUTES OF THE MEETING OF RODE PARISH COUNCIL HELD ON TUESDAY 1 May 2012

Public Participation:

- i. **Neighbourhood Plan:** Resident asked whether the plan would include other aspects (eg. pylons, speed limits, wind generators) as currently the plan was focusing on planning and development. SE responded that this was the focus at present but when time and resources allowed the plan would encompass as many aspects of Rode village as felt necessary.
- ii. **Church Farm Footprint:** Questions were asked regarding the increased footprint of Church Farm. It was also stated that this has happened before. The Clerk will contact MDC.

Matters Arising:

- i. **Wellhead Pump:** Keith Sharman and David Jupp are in discussion and will progress with the pump's installation.
- ii. **Queen's Diamond Jubilee Celebration:** Approximately £100 was made at the Easter Egg Hunt. The Playing Field insurance will cover the planned event. The Playing Field Committee and Hall Committee have offered their facilities for free.
- iii. **Phone Box:** Richard Dickinson will shelve the phone box for £35. Concerns were raised about condensation in the phone box which might affect books stored in it. Situation will be monitored when the book swap is in situ.
- iv. **Dog Mess/Dog Bins:** LB has written an article for the LINK. All were in favour of purchasing 4 bins to be located at the bottom of Rode Hill by the grit bin, the end of The Mead, bottom of Marsh Road by the grit bin and Church Lane. MDC recommended the Retriever 50 model with a list price of approximately £230 each (ex VAT). MDC will empty bins on a weekly basis.
- v. **Litter Bin – Post Office:** LB's husband will assess to see if it can be welded.
- vi. **Footpath – The Mill to Scutt's Bridge:** 62 passes have been issued to date. Rode PC are liaising with Tellisford and acting on their behalf. SE/PB will attend Tellisford's next meeting on 11 May. SD has drafted an agreement between Tellisford and the Landowner. SE will show draft agreement to the Landowner for his comments/approval.
- vii. **Church Lane Traffic:** LB/PB/SE had met with Jeff Bunting, SCC Highways who has agreed to replace the old playground sign. The existing 20mph zone will be extended to include the bottom of Church Lane to include up to the entrance of Orneage Close. Jeff Bunting requires Cllr Ellis' approval before he can approach the Police for their agreement of the changes. SE to contact Cllr Ellis.
- viii. **Removal of Tree in a Conservation Area:** MDC have no record of a planning application for the removal of this tree. MDC will investigate but due to having only one member of staff available there may be a long delay.

Westbury Bypass: PT/PB/SE had attended a meeting about the bypass. No decision on the route has been made and funding is unlikely to be available for the next 10 years.

Rode Bridge: SCC have had to refer their resources to works on West Quay in Bridgwater which collapsed in November. Works to Rode Bridge could now be put back into the next financial year. SCC have agreed to inspect the bridge again paying particular attention to the Elder tree that appears to be growing into it.

Review of Risk Register, Risk Strategy and Financial Regulations: Documents had been previously circulated for comment. No changes were required. Proposed SD seconded PB

Church Farm Development: The decision on this application has been delayed due to the new national planning policy coming into effect.

Neighbourhood Plan: PB/PT/SE have created a sub committee with a small group of parishioners to put together the plan. SE has spoken to John Meeker, MDC recommends initially focusing on one or two key achievable objectives. The recent survey results can be used if referenced correctly in the plan. The three basic processes to have a plan approved are:-

- Develop a plan that is then approved by the PC
- An independent audit of the plan (John Meeker/MDC would nominate/fund an auditor)
- Referendum – Parishioners would be consulted and over 50% of those who vote would have to be in favour of the plan.

A pre-requisite of approval of a Neighbourhood Plan is that the PC agrees to accept the MDC figure in the Core Strategy for 37 houses to be built between now and 2026. AE proposed to accept the figure of 37 but stated that ideally they should not be built in one go. All voted in favour. Parishioner raised concerns about how the school would cope if another development was built. The school has reported that it would welcome more children and would not see this as an issue.

Financial Position:

NatWest Reserve account balance at 25 February – £21,926.07 (Current Account £10.00). Precept of £11,000 received.

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| Cheque 886 | Clerk's Salary and Expenses (April) | £175.22 |
| Cheque 887 | Mr S Eyles, Councillor Expenses | £34.50 |
| Cheque 888 | Rode & District Memorial Hall | £30.00 |

Internal Audit: The accounts have been internally audited. Clerk will report back on any comments when the accounts are back in her possession

Insurance renewal: Insurance documents had arrived today and Clerk was assessing two quotes for cover/value for money. Awaiting response from current insurers before a decision will be made.

Planning Applications:

Several issues arose with applications not being received by the PC before approval was given. SD offered to do a weekly check of the MDC website to make sure future applications are not missed and Clerk will contact MDC to raise these concerns.

| Applicant & Location | Application No. & Type | Proposal | PC Decision |
|----------------------|--|----------------------------------|---|
| 18 Lower Street | 2012/0661 Householder Planning Permission | Renovation of 5 bedroom property | PC to request a two week extension. Works have already commenced |

| Applicant & Location | Application No. & Type | Proposal | Mendip Decision |
|---|--|---|----------------------------------|
| Mrs D Butler Church Lane Cottage Church Lane | 2012/0330 Householder Planning Permission | Alterations and single storey extension to dwellinghouse | Approve with 3 conditions |
| Mr R Sharp 3 Walnut Close | 2011/3324 Householder Planning Permission | Erection of free standing oak frame car port | Approve with 3 conditions |
| Mr M Macaulay Southfield House 16 High Street | 2012/0372 Tree – Conservation Area | Proposed felling of a laylandii Cypress tree | No objection |
| Ms N Wood 16 Marsh Road | 2012/0529 Lawful Development Certificate – Proposed use/Development | Erection of a single storey extension | Approve |
| Mr M Macaulay Southfield House 16 High Street | 2012/0015 Listed Building Consent | Internal alterations to include replacement of handrail, relocation of kitchen door, shower room and replace fire grate | Approve with 2 Conditions |

Any Other Business

- i. **Parking – High Street:** Several complaints have been received about a large van parked in the High Street causing loss of visibility/blocking light. PC are unable to take any action due to the van parking legally on a public highway.
- ii. **Police Meeting:** AE reported that 9 thefts had recently been reported in Rode. A suspect has been caught.
- iii. **Developers Presentation – Beckington:** Beckington PC are holding an extra meeting (4 May at 7.30pm at Beckington Memorial Hall) to allow two developers and one landowner to present their proposals. PT/PB will try to attend.
- iv. **Flooding – Lower Street:** Clerk to request SCC to clear blocked drain.
- v. **Flooding – Crooked Lane:** Clerk to request SCC to clear trenches.
- vi. **Jubilee Bench:** SE showed a photo of the bench that has been ordered and funded by parishioner's kind donations.
- vii. **Daffodils:** PB asked whether more flowers could be planted around the village. AE reported that approximately £130 was left in the Millennium Fund for the planting of daffodils on the approaches to Rode. AE will obtain money.

NEXT MEETING

Tuesday 3rd July 2012 at 7.00pm at the Rode & District Memorial Hall

Joy Book
Clerk to Rode Parish Council