

MINUTES OF THE MEETING OF RODE PARISH COUNCIL HELD ON TUESDAY 6 NOVEMBER 2012

Stuart Morgan, Design and Planning Director, Ashford Homes
15 members of the public

Parishioners' Participation:

- i. **The Old Red Lion Site** - Issues raised to Ashford were:-
- Orientation of Plot 3:* Ashford have made the changes to improve the access to the proposed property. The new orientation is much more imposing for surrounding residents. Ashford proposed changing the roofline on the house and garage. Mendip would need to approve these changes. If approval is given, Ashford have indicated they would implement them.
 - Drainage from the site:* Ashford will be carrying out geology tests to ascertain the most suitable drainage for the site.
 - Dumping of trees and vegetation on Saturdays:* This will be looked into.
 - Vehicles moving over the pavement in The Mead:* Ashford say they purchased the pavement from the Housing Association. Ownership of this pavement to be established.
 - Extra cars and traffic in The Mead/Lower Street*
 - Noise of lorries manoeuvring at the weekend:* This will be looked into.
 - Lorries delivering during school drop off and pick up times and in the early morning when people are trying to get to work:* The times to avoid have already been given to the Site Manager but will be passed on again.
 - Tarmacking of the surface from The Barton to the site:* This is likely to cause more problems with surface water. Further drainage may be required. Ashford to find out the exact area of the tarmac and will then re-assess the situation. Ashford to liaise with local resident regarding this matter.
 - Breaking up of tarmac at the entrance of The Mead:* Ashford should have taken photos of the area prior to starting the development. The photos will be compared at the end of the project and any damage would be reinstated.
 - Bin collection:* Ashford will try to negotiate with Somerset Waste for them to collect the bins from nearer the properties.
 - Emergency vehicle access:* This had not been taken into consideration by Ashford.

Mendip have given verbal indication that they would approve this latest application. Cllr Ellis felt that the grounds for refusal at Planning Board would be sufficient and the proposed changes to the roofs were a good compromise. Mr Morgan gave assurances that no further building works would take place on Plot 3 once the foundations had been put down until planning permission is approved. Cllr Ellis pointed out that the Site Manager should be more proactive with the neighbours and more aware of the issues regarding the development. Mr Morgan will pass this information back to the Site Manager.

- Drains:** Clerk to contact Highways regarding the drains at the junction of Rode Hill/A361 by the brickyard, dip in Straight Lane and all drains on Manor Hill particularly outside The Mill.
- Memorial:** Keith Sharman has replaced the wire on the Memorial and moved the Memorial Garden to the side for ease of access during the ceremony.
- Christmas Tree:** PB will order tree.
- Flooding – Brewery Site:** Problems first arose around 2007. PT/PB, several residents and two members from Somerset's Flood Risk Assessment team had met on 29 October to discuss the situation. SCC are commissioning surveys to find out the cause, who is responsible and if there is a viable solution. Enquiries are being made into whether any money from the Section 106 agreement with Raven Russia would be available for the rectification work. PT to push for a date for the when the surveys will be carried out. Cllr Ellis to follow up. Mr Jupp reported that the drain in the Church Farm field appeared to be too high for water to access it and not all the pipes into the culvert were discharging which may indicate a blockage. The culvert does not reach its capacity during heavy rain. The pipes across the playing field were broken several years ago and were re-piped to the steps which may be exacerbating the problem.
- Bradford Road/Rode Hill Junction:** Highways will install STOP signs in this financial year. SCC will not consider funding for any large projects until next May. 134 more names have been added to the petition for traffic lights. Cllr Ellis indicated that around 2,000 would be needed for SCC to consider investigating the matter further. During the recent roadworks, it was noted that the traffic lights that were in situ prevented any further incidences.

Councillor's Declarations of Interests in Items on Agenda: Cllr S Eyles declared his interest in Item 11 – Church Farm Development.

Matters Arising:

- Wellhead Pump:** One estimate of around £500 has been submitted for shotblasting and powder coating the pump.
- Bradford Road & Rode Hill Crossroad Accident/Incidents:** As above.
- Speedwatch:** Eight people were trained at the recent training session and two co-ordinators have been appointed to co-ordinate the team. A meeting is planned for 8 November to discuss sites around the village. Clerk to order twenty 30mph wheelie bin stickers @ 50p each.
- Evacuation Planning:** The church and hall have agreed to be used as an evacuation base.
- Travel to Beckington Surgery:** No responses.

Adoption of Brewery: Thanks were extended from the Resident's Association to Matthew Ellis for his help with this matter. The adoption is slowly moving towards completion.

Date for January 2013 Meeting: January's planned meeting falls on New Year's Day. Clerk to check hall availability for Thursday 3rd January or Monday 7th January.

Neighbourhood Plan: The recent survey produced almost 50% response. SE had previously circulated a survey report and read out the most important points. Cllr Ellis reported that the Local Plan document had been put before Full Council. SE extended his thanks to PT and PB for the amount of work they had put into the survey and producing the results.

Correspondence:

Email from resident regarding mud on Straight Lane: Large lorries are churning up mud and gouging the sides of the road in Straight Lane causing cars to skid and making it impassable for pedestrians. A haulage operation appears to be being run from a Church Farm field. Clerk to contact Mr Fussel regarding the mud and Mendip regarding the haulage activities.

Financial Position:

- i. NatWest Reserve account balance at 25 October 2012 £16,354,01 (Current Account £10.00).
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| Cheque 907 | Clerk's Salary and Expenses (October) | £176.72 |
| Cheque 908 | Frome Print Company – Survey printing | £120.00 |
| Cheque 909 | Rode & District Memorial Hall | £18.00 |
| Cheque 910 | Royal British Legion | £17.00 |
- ii. *Grants:* These are due for payment next month. The Clerk presented a list of the current grants and it was proposed that all the grants would remain at their current level.
- iii. *Precept:* This is due in on 4 January. Clerk asked for consideration to be given to expenditure for the next year so the 2013/2014 budget could be presented at the next meeting.

Planning Applications: Mendip Decisions

Applicant & Location	Application No. & Type	Proposal	Mendip Decision
Mr P Saunders 41 Marsh Road	2012/2096 Full Planning Permission	Proposed detached garage on land adjoining 41 Marsh Road	Approve with 4 conditions

Any Other Business

- i. *Streetlight – Orneage Close:* Clerk has reported this light to Somerset.
- ii. *Wreath:* PB/AE/PR will lay the wreath at the ceremony.

Date of Next Meeting - at 7.30pm at the Rode & District Memorial Hall

Monday 7th January 2013
Tuesday 5th February 2013

Joy Book
Clerk to Rode Parish Council