

MINUTES OF NETHER STOWEY PARISH COUNCIL MEETING
HELD ON MONDAY 14 JUNE 2021 AT 7.00pm
AT THE CHURCH CENTRE

Present: Parish Councillors John Roberts (Chairman)
 Colin Falla
 Kevin Ferriday
 Margaret Hogg
 Barbara Rich

In Attendance: Caro Slaymaker (Parish Clerk)
 Cllr Michael Caswell (Somerset CC/Sedgemoor DC)
 Cllr Julie Pay (SDC)
 Six members of the public

5710 Public Session

No issues were raised.

5711 Apologies

Cllr Jeanes had sent apologies as he was working. His absence was approved.

5712 Declarations of Interest

Cllrs Ferriday and Hogg declared an interest in item 9 (Planning). Cllr Rich declared an interest Village Hall and Recreation Ground CIO as Parish Council representative committee member.

5713 Minutes of Previous Meeting

The Minutes of the Parish Council meeting held on 6 May were **approved** as a true record and signed by the Chairman.

5714 District and County Liaison

Cllr Pay reported that Sedgemoor District Council had started to hold face-to-face meetings for Councillors, which the public could attend via Microsoft Teams. The "Stronger Somerset" option for Local Government reorganisation had prevailed at the recent poll, with 65.3% of votes, with "One Somerset" getting 34.7%

Cllr Caswell said that Somerset County Council had also started holding face-to-face meetings, with testing required. He had received enquiries about allotments.

He was aware that there had been problems with SWP waste collection services recently. He would be raising the matter at the next SWP meeting. The Chairman said that many residents complained about the confusion, missed collections, failure to turn up when they promised to. He also pointed out that people paid separately for green waste collections and should be compensated for the missed collections.

5715 Internal Audit

The Internal Auditor's Report was noted.

5716 Annual Governance Statement

The Annual Governance Statement was **approved**, and the Chairman and Clerk were instructed to sign the declaration. Cllr Falla, as chairman of Finance and Audit, said that there was a great deal of complex detailed work and proposed a vote of thanks to the Clerk.

5717 Annual Accounts Statement

The Annual Accounts Statement was **approved**, and the Chairman and Clerk were instructed to sign the declaration. It was noted that the period for public examination would run from 15 June to 26 July.

Cllrs Ferriday and Hogg had declared an Interest in this item and withdrew from the meeting

5718 Planning Applications

Planning Ref: 36/21/00006 – Land Adjacent To, Mill Lane, Nether Stowey

Proposal: Erection of detached self- build dwelling.

Response: **Objection:** full details appended to these minutes

The applicant commented that there had been signs put at the site. The Chairman confirmed that they were not official signs, had not been put there by any member of the Parish Council and undertook to arrange their removal as soon as possible.

Cllrs Ferriday and Hogg rejoined the meeting

5719 Public Toilets

It was **agreed** that Cllrs Hogg and Rich and the Clerk would form the interview panel for the cleaner.

It was **agreed** to accept the quotes from Mr Knight and M&D Windows.

Note: Cllr Roberts abstained from this vote.

5720 Allotments

The Chairman had discussed the situation with the Allotments Association's Chairman, who felt that current increased demand was uncertain and may be pandemic-related. Nevertheless there was likely to be some future demand. It was **agreed** that the Parish Council would start to look for a suitable piece of land.

It was **agreed** to reply to the letter from the Associations Secretary as drafted and circulated.

Cllrs Pay and Caswell left the meeting

5721 Financial Management

a) The Budget Report for the year to 11 June was noted. A copy of the report is appended to these minutes.

b) Expenditure incurred since 6 May:

Date	Payee Name	Cheque	Amount	Transaction Details
9 April	Santander	DDR	5.00	Rejected cheque fee (a/c 3)
5 May	Zoom	card	14.39	Zoom (May)
11 May	Sedgemoor DC	122365	1,045.52	Dog/litter bins – Apr-Sept
12 May	Post Office	cash	2.25	Registered postage
14 May	BHIB Ltd	122366	884.55	Parish Council Insurance 2021/22
14 May	GWB Services Ltd	122367	539.40	Village Maintenance (April)
14 May	Microsoft OneDrive	card	4.56	Microsoft OneDrive (May)
15 May	Santander	DDR	11.65	Bank charges (a/c 3 April)
15 May	P J Addicott	S/O	350.00	Office rent (May)
21 May	Water2business	DDR	115.43	Public toilets water/sewerage (Nov-May)
25 May	Office staff	122368-70	1,895.20	Payroll, PAYE, pension fund May
26 May	Age Co	card	7.44	RADAR key for public toilets
27 May	Water2business	DDR	86.35	Office water/sewerage (Nov-May)
1 June	MJ Dodden	122371	342.00	Internal Audit fees
1 June	E M Comp Services	DDR	28.34	Website Maintenance Contract
1 June	EDF Energy	DDR	14.00	Public Toilet Electricity

Date	Payee Name	Cheque	Amount	Transaction Details
1 June	EDF Energy	DDR	105.00	Office Electricity
1 June	EDF Energy	DDR	7.00	Clock Tower Electricity
3 June	Morrisons	card	16.80	Group meeting starter kit (Quilters)
4 June	Zoom	card	14.39	Zoom (June)
7 June	NS VH & RG	122372	22.00	Hall Hire APM 24 May
8 June	Brunel Engraving	card	33.14	Memorial Plaque for bench (Penn)
9 June	BT Business	DDR	47.94	Office Broadband/phone (bill 25 May)
10 June	Sedgemoor DC	DDR	225.00	Office rates
10 June	Sedgemoor DC	DDR	50.00	Cemetery Rates
15 June	P J Addicott	S/O	350.00	Office rent (June)
15 June	Santander	DDR	.35	Bank charges (a/c 3 May)
Total Expenditure			£6,148.17	
4 June	Transfer of Funds		10,000.00	From Current a/c to Deposit a/c

The expenditure was **approved** and (any) two of the authorised signatories were instructed to sign the relevant cheques (proposed Cllr Reid, seconded Cllr Hogg).

c) The most recent bank statements/reconciliations were **noted**.

d) The Clerk reported that the Public Toilets Business Rates had now been refunded.

5722 Highways

Cllr Reid complained about the drains and pothole at Jacksons Lane. The Clerk confirmed that the issues had been reported and that the Highways Service Manager had confirmed that work orders were about to be issued to deal with these issues and drainage issues at South Lane and Castle Hill. He was also arranging for the tree to be cut back at Wilsons Close as the owner had failed to co-operate.

5723 Chairman's Report

The Chairman said that there had been an incident of fly-tipping, as someone had dumped a pile of soil/turf in Palmers Path. Sedgemoor had arranged for it to be cleared – but he reminded everyone that this came at a cost to residents. The picnic table at the Millennium Wood had been badly damaged by (presumably) a barbecue. Repairs would cost in excess of £100.

5724 Members Reports

Welcome Pack (Cllr Ferriday):

Cllr Ferriday was making progress and would circulate the first draft for comment..

HPC Community Forum (Cllr Reid):

Cllr Reid understood that it was now expected that the increase of workers would be smaller than expected.

Footpaths (Cllr Falla):

Watery Lane was closed for repairs, expected to reopen at the end of the week.

Active Living: no meetings

5725 Forthcoming Events

Friday 25 June– Hinkley Point SSG meeting – 10am

Friday 25 June– Hidden Voices Bridgwater – 10am

5726 Next Parish Council Meeting

The next meeting will be held on Monday 12 July at the Church Centre at 7pm.

The meeting closed at 7:55 pm

Appendix 1 – Minute 5718 (planning

Application Number 36/21/00006 – Land Adjacent To Mill Lane, Nether Stowey.

To clarify the land to which the application refers is not in any way adjacent to Mill Lane but is bordered by Jacksons Lane Nether Stowey and the present and proposed entrance is onto Jacksons Lane Nether Stowey.

NSPC Response.

Paragraph 79 of the NPPF

The Parish Council feel that the proposed development does not fit any of the criteria as stated in paragraph 79 of the NPPF as being required and especially with regard to sub-Para

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside,

e) The design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Given the fact that the property would be in close proximity to and viewed from The Mount a scheduled Ancient Monument it would appear to do little to enhance its immediate setting, or be sensitive to the defining characteristics of the local area.

Sedgemoor Local Plan

Section 7. District Wide Policies, (page 126) 'Small-scale self-build in Rural Areas' lists criteria for buildings 'that are outside but well related to the settlement boundary'.

The Parish Council feel that some of these criteria have not been met, namely:
The proposed character (design) of the building is not in keeping with neighbouring properties.

Sedgemoor Local Plan

Section 5. 162 Tier 2 Settlements, Proposals for development in the Tier 2 Settlements should contribute to the following objectives where relevant: (page 81)

Bullet points 3 and 4 state.

- Maintain or improved self-containment of the settlement;
- Respect environmental limits;

As the proposed development is outside the stated development boundary we feel that neither of these criteria have been recognised or met.

Sedgemoor Local Plan Section 5.196, Policy C02, (page 91)

Two of the objectives stated in Policy C02 are:

It amounts to infilling of the existing main built up area of the settlement;
The development maintains or enhances sustainable patterns of development.
Development which physically extends the built form of the settlement into open countryside will not normally be supported.

The proposed development is not in any way “Infill” and is outside the development boundary and will therefore extend into open countryside.

Sedgemoor Local Plan Section 7. District Wide Policies, Policy D19, Landscape (Page 147)

The Parish Council would seek assurances that the proposed development does not compromise the Sedgemoor Landscape Assessment and Country Side Summary.

Sedgemoor Local Plan Policy D131, Countryside around Settlements, (page 169).

Within the bounds of this policy the Parish Council is of the opinion that the proposed development does not meet the criteria as set out in the following bullet points.

- Maintain a pattern of development which retains links with the surrounding countryside;
- Protect and enhance approach routes and perceptions of a settlement (where applicable);
- Prevent the coalescence of adjacent settlements (where applicable); and Protect and enhance significant views (where applicable).

The last is especially relevant given the sites proximity to The Mount a scheduled Ancient Monument and the views from that monument directly onto and at the proposed development site.

Sedgemoor Local Plan District Wide Policies, Policy D20, Biodiversity and Geodiversity, (page 149).

This policy indicates to retain agricultural land which this development does not do. Therefore should a Construction Soil Management and Countryside Plan should have been provided.

Nether Stowey Neighbourhood Plan Objective 6: To protect the character of our valued landscape.

Policy E4: Protecting the Local Landscape

The landscape which physically and visually links the village of Nether Stowey with the surrounding open countryside is a key part of the village’s character and should be protected from any adverse impact of development.

Development proposals will only be supported where they are in accordance with Local Plan 2011- 2032, Policy D19.

It is the opinion of the Parish Council that the proposed development will be detrimental to the open views across the countryside especially those from the Mount area, which provides views over the open countryside towards the Quantock Hills, Quantock Hills ANOB and the Bristol Channel. Reference should be made to the Nether Stowey Neighbourhood Plan Landscape study (<http://netherstowey-pc.gov.uk/wp-content/uploads/2019/09/Nether-Stowey-Visual-Landscape-Study.pdf>).

In particular the views indicated on pages 9 & 10.

Development proposal should ensure the network of public rights of way are safeguarded

Open views towards the countryside or across open spaces will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.

Flooding

The junction of Mill Lane and Jacksons Lane experiences a great deal of flooding causing deep surface water on the carriageway, on the bend in the road and across the junction.

When the existing entrance to this site was paved with a solid surface this greatly exacerbated the amount of runoff from the land and thereby the amount of surface water flooding.

The proposed development will further aggravate the amount of surface water leaving the site and thus the flooding encountered at this point.

Ground and surface Water

The Parish Council would also seek information and assurances as to what measures will be taken to deal with surface water and household run off on site as to ensure that it is all contained within the site and not divested to the lower ditches and roadway.

Appendix 2 – Budget Report at 11 June 2021

Income	Outturn at 31 Mar 2021	Budget 2021/22	April 2021	May 2021	June 2021	First quarter	Total income to date	% Original budget
1002 Allotment Rental	100.00	100.00	-	-	-	0.00	0.00	0.0%
1004 Bank Interest	66.12	85.00	-	-	-	0.00	0.00	0.0%
1006 Cemetery Income	2,463.00	1,500.00	-	95.00	-	95.00	95.00	6.3%
1011 Precept	58,379.00	63,412.00	31,706.00	-	-	31,706.00	31,706.00	50.0%
1012 Printing & Copying receipts	12.00	300.00	-	12.80	-	12.80	12.80	4.3%
115 VAT Refunds	1,535.02	-	958.11	0.00	-	958.11	958.11	**
Total Income for Year	62,555.14	65,397.00	32,664.11	107.80	0.00	32,771.91	32,771.91	50.1%

Expenditure	Outturn at 31 Mar 2021	Budget 2021/22	April 2021	May 2021	June 2021	First quarter	Total spent to date	% Original budget
Parish Office								
4101 Office Rent, rates + supplies	4,245.90	4,315.00	384.00	350.00	350.00	1,084.00	1,084.00	25.1%
4102 Office utilities	3,346.61	4,410.00	325.50	409.59	330.00	1,065.09	1,065.09	24.2%
4103 Postage	54.96	60.00	0.00	2.25	0.00	2.25	2.25	3.8%
4104 Stationery + equipment	153.23	250.00	0.00	0.00	0.00	0.00	0.00	0.0%
4105 Telephone & Internet	559.94	480.00	79.90	0.00	0.00	79.90	79.90	16.6%
4106 Website + IT costs	747.20	695.00	27.42	27.42	23.62	78.46	78.46	11.3%
4107 Books and publications	0.00	-	26.74	0.00	0.00	26.74	26.74	**
4108 Printing costs	167.54	450.00	0.00	0.00	0.00	0.00	0.00	0.0%
4109 Office Miscellaneous	29.94	-	0.00	0.00	-29.94	-29.94	-29.94	**
TOTAL Parish Office	9,305.32	10,660.00	843.56	789.26	673.68	2,306.50	2,306.50	21.6%
Staff Costs								
4201 Salaries	31,350.03	31,600.00	2,952.24	1,895.20	0.00	4,847.44	4,847.44	15.3%
4202 Staff travel and expenses	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.0%
4203 Staff Training	45.00	50.00	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL Staff Costs	31,395.03	31,680.00	2,952.24	1,895.20	0.00	4,847.44	4,847.44	15.3%

Expenditure	Outturn at 31 Mar 2021	Budget 2021/22	April 2021	May 2021	June 2021	First quarter	Total spent to date	% Original budget
Administration & Finance								
4301 Audit Fees	585.00	595.00	0.00	0.00	285.00	285.00	285.00	47.9%
4302 Bank charges	13.29	10.00	16.65	0.35	0.00	17.00	17.00	170.0%
4303 Chairman's Honorarium	250.00	250.00	0.00	0.00	0.00	0.00	0.00	0.0%
4304 C/llrs' Expenses/training	164.25	20.00	50.00	0.00	0.00	50.00	50.00	250.0%
4304 C/llrs' Expenses/training	164.25	20.00	50.00	0.00	0.00	50.00	50.00	250.0%
4306 Elections	0.00	235.00	0.00	0.00	0.00	0.00	0.00	0.0%
4307 Insurance	1,197.18	1,230.00	0.00	884.55	0.00	884.55	884.55	71.9%
4308 Statutory Fees	35.00	40.00	0.00	0.00	0.00	0.00	0.00	0.0%
4309 Subscriptions	572.35	635.00	0.00	0.00	0.00	0.00	0.00	0.0%
4310 Meeting room hire/Zoom	131.89	420.00	11.99	11.99	33.99	57.97	57.97	13.8%
TOTAL Administration & Finance	2,948.96	3,435.00	78.64	896.89	318.99	1,294.52	1,294.52	37.7%
Cemetery								
4402 Cemetery Rates	218.85	235.00	51.67	50.00	50.00	151.67	151.67	64.54%
4403 Maintenance + bins	2,791.79	3,500.00	81.38	390.60	0.00	471.98	471.98	13.49%
TOTAL Cemetery	3,010.64	3,735.00	133.05	440.60	50.00	623.65	623.65	16.70%
Community Services								
4501 Christmas Tree & Lights	288.04	60.00	0.00	0.00	0.00	0.00	0.00	0.00%
4502 Allotment	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00%
4508 Support for Tourism	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL Community Services	388.04	410.00	0.00	0.00	0.00	0.00	0.00	0.00%
Village Maintenance								
4601 A39 Verge	504.00	740.00	0.00	74.40	0.00	74.40	74.40	10.05%
4602 Clock Tower Maintenance	350.00	2,285.00	0.00	0.00	0.00	0.00	0.00	0.00%
4603 Clock Tower Electricity	405.14	120.00	7.00	7.00	7.00	21.00	21.00	17.50%
4604 General Maintenance	230.08	190.00	0.00	0.00	0.00	0.00	0.00	0.00%
4605 The Cross, Gaol and WM	94.75	150.00	0.00	0.00	0.00	0.00	0.00	0.00%
4606 Palmers Path	351.00	460.00	0.00	18.60	0.00	18.60	18.60	4.04%
4607 Public Seating	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00%
4608 Public Footpaths	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00%
4609 Dog Bins	1,603.50	1,900.00	789.88	0.00	0.00	789.88	789.88	41.57%
4610 Coleridge Road	0.00	160.00	0.00	0.00	0.00	0.00	0.00	0.00%

Expenditure	Outturn at 31 Mar 2021	Budget 2021/22	April 2021	May 2021	June 2021	First quarter	Total spent to date	% Original budget
4612 Plot 173	216.00	-	0.00	0.00	0.00	0.00	0.00	**
4613 Mill Ln/Lime St maint	607.02	300.00	0.00	55.80	0.00	55.80	55.80	18.60%
TOTAL Village Maintenance	4,361.49	6,680.00	796.88	155.80	7.00	959.68	959.68	14.37%
Castle St Toilets + Car Park								
4701 Castle St Toilets Cleaning	0.00	3,515.00	0.00	0.00	0.00	0.00	0.00	0.00%
4702 Castle St Toilets Electricity	179.64	200.00	14.00	14.00	14.00	42.00	42.00	21.00%
4703a Car Park Rates	798.40	852.00	798.40	0.00	0.00	798.40	798.40	93.71%
4703b Public Toilets Rates	1,884.65	-	198.05	197.00	-2,279.70	-1,884.65	-1,884.65	**
4704 Castle St Toilets Repairs	0.00	150.00	0.00	6.78	0.00	6.78	6.78	4.52%
4705 Castle St Toilets Water	239.78	360.00	0.00	0.00	115.43	115.43	115.43	32.06%
4706 Castle St Car Park maint	272.00	420.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL Castle St Toilets + Car Park	3,374.47	5,497.00	1,010.45	217.78	-2,150.27	-922.04	-922.04	-16.77%
Grants								
4801 Grants Pool	1,726.00	3,300.00	0.00	0.00	16.80	16.80	16.80	0.51%
4803 Library	500.00	-	0.00	0.00	0.00	0.00	0.00	**
TOTAL Grants	2,226.00	3,300.00	0.00	0.00	16.80	16.80	16.80	0.51%
CIL + Capital Expenditure								
TOTAL CIL + Capital Expenditure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
VAT Account								
515 VAT Paid	1,379.60	0.00	22.67	197.55	64.12	284.34	284.34	**
Total Expenditure	59,975.86	65,397.00	5,837.49	4,593.08	-1,019.68	9,410.89	9,410.89	14.39%
Total Income	62,555.14	65,397.00	32,664.11	107.80	0.00	32,771.91	32,771.91	50.11%
Balance expenditure-income	2,579.28	0.00	-26,826.62	4,485.28	-1,019.68	-23,361.02	23,361.02	

Balance Sheet

Bank:	23,299.02	Balance:	as at 1 Apr	30,596.85
	30,467.92		Plus: income	32,771.91
	190.67	= £ 53,957.87	Less: payments	9,410.89
			= £ 53,957.87	