

MINUTES OF NETHER STOWEY PARISH COUNCIL MEETING
HELD ON MONDAY 13 JUNE 2022 AT 7.00pm
AT ST MARYS CHURCH CENTRE

Present: Parish Councillors John Roberts (Chairman)
 Margaret Hogg
 Andrew Jeanes
 Barbie Rich

In Attendance: Caro Slaymaker (Parish Clerk)
 Cllr Brian Bolt (SCC)
 Cllr Julie Pay (SDC)
 One member of the public, a second joined at minute no 5

5894 Declarations of Acceptance of Office

The Clerk confirmed that all Councillors had signed their declarations.

5895 Apologies

Cllrs Everett, Falla and Ferriday had all sent apologies as they were on holiday. Their absences were approved. Cllr Caswell sent apologies as he was attending a meeting elsewhere.

5896 Declarations of Interest

Cllr Rich declared an interest in item 9(a) (grant application) as the Parish Council's representative to Nether Stowey Village Hall and Recreation Ground Committee. Cllr Jeanes declared an interest in item 9b (Planning) as the landowner. Cllr Jeanes declared an interest in the NSVHRG CIO as the Parish Council's nominated Trustee

5897 Public Session

No issues raised.

5898 Minutes of Previous Meeting

The Minutes of the Parish Council meeting held on 16 May were **approved** as a true record and signed by the Chairman.

5899 District and County Liaison

Cllr Pay said that chairing the next meeting of the Audit and Standards Committee on 4 July, which was about the Code of Conduct. She would be attending a meeting of the Drainage Board on 14 June.

Cllr Bolt said that he had been following up the Chairman's e-mail about the new bus timetable. He said that routes had been revised because of low passenger levels. He had asked who had been consulted and what evidence was there. He did not think he was getting the run-around but was having difficulty speaking to the right person.

The Chairman said his concern was for people who either worked or were looking for work. The last bus now leaving Bridgwater at 17.10 was useless for a full-time worker. Cllr Bolt replied that SCC's new "Bus Back Better" project was bedding in.

Cllr Bolt would be attending a meeting with other newish Unitary Councils to discuss their experiences of Local Community Networks. The Chairman said that he had organised one meeting with a number of local parishes with Alyn Jones. They had sent Mr Jones feedback and a list of outstanding questions, but had never received a substantive reply. Since the election he had been contacting Parishes again to organise a further meeting. He was concerned that rural parishes would be dumped in cluster or LCN with Bridgwater who had completely different issues. He understands that they were still waiting for clarity from SCC following the change of leadership.

The Chairman also said that he was concerned about SCC's intervention in the junction works at St Mary Street/Cricketer. They have been further delayed. This had happened before, and they had also changed the design to the small parking area for hearses, with no understanding of why the design was as it was. The bus stop sign had still not been replaced weeks after it was promised. The Parish Council had received no reply to their request to change or remove the out-of-date information sign at the entrance to the village.

Cllr Bolt would follow up on these points, and the Clerk would send details of previous correspondence.

5900 Urgent Business

The supply and installation of a new washroom tap was **approved**.

It was **agreed** to reduce the grant approved for the Women's Walk to £150 in line with the actual costs. A further application was invited for a full band for next year's Walk.

5901 Internal Audit Report

The report was **noted**.

5902 Annual Governance Statement 2021/2022

The Annual Governance Statement was approved, and the Chairman and Clerk were instructed to sign the declaration (proposed Cllr Jeanes, seconded Cllr Rich, unanimous).

5903 Annual Accounting Statement 2021/2022

The Annual Accounts Statement was approved, and the Chairman and Clerk were instructed to sign the declaration (proposed Cllr Rich, seconded Cllr Jeanes, unanimous).

5904 Planning Applications

Cllr Bolt withdrew from the meeting, as a member of the Sedgemoor DC Planning Committee

Planning Ref: 36/22/00005 – New Stowey Farm, Nether Stowey

Proposal: Demolition of agricultural buildings and the erection of 4no. dwellings.

Response: Objection. A copy of the response is appended to these minutes

Cllr Bolt re-joined the meeting

Planning Ref: 36/21/00027 – Poole House, 21 Castle Street, Nether Stowey

Proposal: Works to trees in a Conservation Area

Response: No Objection.

36/22/00008 – Old Bakers Yard, St Marys Street, Nether Stowey

Proposal: Works to trees in a Conservation Area.

Response: No Objection.

Cllr Jeanes had declared an interest in the following application and withdrew

Planning Ref: 36/22/00009 – Inwood Farm, Nether Stowey

Proposal: Request for EIA Screening Opinion for proposed change of use of land from agricultural land to a caravan site of 103 no. caravan pitches, to accommodate Hinkley Point C (HPC) workers on land to the north-east of Inwood Farm, Nether Stowey (Quantock Lakes)

Response: Comments agreed. A copy of the response is appended to these minutes

Cllr Jeanes re-joined the meeting

5905 Financial Management

- a) The Budget Report for the year to 10 June was **noted**. A copy of the report is appended to these minutes.

b) Expenditure incurred since 16 May:

Date	Payee Name	Cheque	Amount	Transaction Details
16 May	GWB Services Ltd	122496	679.60	Village maintenance (Apr)
17 May	Bright * productions	122497	1,908.00	Laser display (Party in the Park)
20 May	<i>Cancelled, replaced by cheque no 122505 at the meeting</i>			
23 May	Quantock Stores	CARD	2.25	Blue tack
20 May	Somerset ALC	122499	90.00	Councillors training (Apr-May, PE, CF, JB)
21 May	Staff payroll	122500-03	2,106.77	Staff payroll May, PAYE/NI/LGPS
25 May	water2business	DDR	461.93	Water/sewerage Nov-May
27 May	water2business	DDR	62.94	Office water Nov 21-May 22
1 June	EDF Energy	DDR	19.00	Public toilets electricity June
1 June	E Martin Computers	DDR	28.34	Website maintenance contract June
4 June	EDF Energy	DDR	105.00	Office electricity June
4 June	EDF Energy	DDR	9.00	Clock Tower electricity June
7 June	W J Roberts	122504	250.00	Chairman's honorarium 2022/23
8 June	BT Business	DDR	47.94	Office Phone/broadband (bill 25 May)
10 June	Sedgemoor DC	DDR	53.00	Cemetery rates
10 June	Sedgemoor DC	DDR	225.00	Office rates
13 June	Zoom	card	14.39	Zoom subscription (June)
15 June	P J Addicott	SO	350.00	Office rent (June)
15 June	Microsoft OneDrive	card	4.56	Microsoft OneDrive (June)
15 June	Santander	DDR	0.70	Bank charges a/c 3 (May transactions)
13 June	Rosie Aubrey	122505	150.00	Marching piper, Women's Walk
Total Expenditure			£ 6,568.42	

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

- c) The most recent bank statements/reconciliations to 2 June were **noted**. Cllr Falla would carry out the bank/voucher check on his return from holiday.
Afternote: the check was carried out on 15 June, Cllr Falla was satisfied that all was in order.

5906 Highways

No issues were raised.

5907 Chairman's Report

The Chairman reported that there had been children playing in the barn at New Stowey Far, as mentioned at the Annual Parish Meeting. One thing to come out of this was that the children felt there was nothing for them to do and have since provided a design of a climbing frame. It identified a lack of provision for children past toddler stage. It would obviously be preferable to put on the Playing Field if space could be made available. The Chairman had been looking for suppliers but asked that Councillors give the idea some thought. Cllr Jeanes would raise it with the CIO.

5908 Clerk's Report

The Clerk had nothing further to report.

5909 Members Reports

Active Living: (Cllr Hogg) Active Living had had 12 people attending the last meeting, up from 10 the previous month.

Village Hall and Playing Field: Cllr Rich said that Party in the Park had gone well apart from the weather. There was a problem about goal posts being available for informal kickabout games, as the new movable ones were not available for them to use.

NS VH and RG CIO (Cllr Jeanes) the last bat box would be collected on 26 June, completing the survey, and it was hoped there would be a decision in early August.

5910 Forthcoming Events

Tues 14 June – HPC meeting, car park scheme	3.30 pm	JR, AJ, CS
– SALC training	6pm	JR
Wed 22 May – LGR Clerk’s forum and 6 July	10.30 am	CS
Fri 24 June – HP SSG meeting	TBC	JR, PE
Thurs 14 July – HPC Transport Forum	TBC	JR

5911 Next Parish Council Meeting

The next meeting will be held on **Monday 11 July** at the Church Centre at 7pm.

The meeting closed at 7.45 pm

DRAFT

Appendix 1 – Planning Application 36/22/00005 – New Stowey Farm

Demolition of agricultural buildings and the erection of 4no. dwellings

The Parish Council strongly objects to this proposal on the grounds below.

The Parish Council notes that the site is outside of the development boundary. As such it is contrary to Policy T2a. It is also contrary to Local Plan Policy T2b. Although Nether Stowey has an unmet housing need, this site does not meet the criteria of this policy since it offers no affordable housing.

This development does not meet the criteria as outlined in Local Plan section 5.161 which anticipates that “housing sites will either be identified through neighbourhood planning initiatives or a subsequent site allocations document” - which is not the case in this development.

The Parish Council are unhappy that the proposed design of the dwellings. The farmhouse is a brick/render mix as are the next nearest houses in Barn Close – the larch cladding is an unwelcome addition.

Traffic is also a concern. The site does not provide for opportunities for walking and cycling to local services and facilities as access to the village is either a) via a narrow Public Footpath (BW22/4) which is prohibited to and not suitable for cycles and which becomes muddy and almost impassable during winter, b) across the playing fields which is not easy in wet weather nor when football and other sports are being undertaken or c) partly by walking along the A39.

There are very limited local job opportunities, very limited public transport which means all journeys would be by car contrary to Local Plan S. 4.51 bullet 2 (“Encouraging people to walk, cycle and public transport rather than drive” and Policy S5 ‘Providing increased opportunities to walk or cycle’; Local Plan, section 2.20 ‘Linking as many communities as possible and providing sustainable modes of transport is therefore important.’

The Parish Council would also refer to Local Plan section 7.69 and section 7.66 and the Neighbourhood Plan section 4.4 - the type of dwellings required by the village and Policy H3 - Housing type and Size. The parish already has sufficient supply of 3- and 4-bedroom properties as being delivered by the Cricketer development. This proposed development, especially when taking the Cricketer development into consideration, does not meet the requirements outlined in both plans. This is further supported by the adopted Neighbourhood Plan which, in section entitled ‘Housing need and the housing market’ clearly states that ‘given the high proportion of older residents in the parish, the Parish Council believes it is likely that there would be some market for people looking to downsize and some demand for bungalows on the open market’

The following points make reference to assertions made in the Design and Access Statement (DAS).

DAS statement	Response
P1 <i>“The proposed development is approximately 150 metres to the east of Nether Stowey, and 5.5 miles west of Bridgwater. The site is accessed from the A39 highway Withycombe Hill that runs from Combwich to Hinkley Point.”</i>	This description is totally incorrect and is obviously referring to a different project or application. As a result it gives a completely misleading picture of the traffic situation – see below.
P7 <i>“The development would not result in more dwellings on the site than has already been approved and would make a sustainable use of a brownfield site”</i>	There are several references to “a brownfield site”. The Parish Council advised that this is incorrect as it was, and is, a working farm and therefore a greenfield site.
P14 <i>“[Policy D14] requires development to provide safe access to roads of adequate standard within the route hierarchy;” and</i>	The site is off a rarely maintained road which is barely more than single carriageway. There are no passing places between the A39 junction and the site. At the A39 end is the main vehicular entrance to the Recreation Ground around

DAS statement	Response
<p><i>“There is an existing vehicular access into the site, the use of which to serve 5 dwellings has been approved when the Class Q permission was granted.</i></p>	<p>which there is much casual parking on the verges several evenings a week and for most of the day/evening on weekends. Although a small development, the additional traffic adds to that being created by the Cricketer development is considerable on an already congested road.</p>
<p><i>P14 The proposed 4 dwellings would continue to represent a traffic generation significantly below that associated with the last use of the buildings as an intensive poultry business”</i></p>	<p>The building was not “an intensive poultry business” and this factual error significantly misrepresents the amount of traffic generated. It has historically always been a beef cattle farm with very little intensification which generated little traffic and the residual farm will continue to do so – the proposed 5 dwellings will therefore generate additional traffic movements not fewer.</p>
<p><i>P5 “The proposal would also provide an economic use of the site which is no longer a productive agricultural site while also providing a modest boost to social conditions through the provision of 5 further homes which are likely to be custom build plots.”</i></p>	<p>This development is outside the settlement boundary. Local Plan policy D9 lists 7 criteria for developments which are 'Self-build and Custom Build Homes'. The Parish Council do not believe this development meets the description of 'Self-build and Custom Build Homes' and further more does especially not meet bullet points 2 (evidence on the register) and 5 (future occupiers being fully involved in the planning and design).</p>
<p>The application states that Use of Soak away crates or attenuation crates wrapped in permeable geotextile material.</p>	<p>Given the proposed development is uphill of, and in very close proximity to, the stream that borders the site we can find no evidence that contamination of the water course will be prevented.</p>

Appendix 2 – Planning Application 36/22/00009 – Request for EIA Screening Opinion
proposed change of use of land from agricultural land to a caravan site of 103 no. caravan pitches,
to accommodate Hinkley Point C (HPC) workers on land to the north-east of Inwood Farm, Nether
Stowey (Quantock Lakes)

SCREENING OPINION.

There have been two previous applications concerning the use of land at this location for accommodation caravans. The decisions notices for both applications contained conditions with regard to screening and the planting of tree and shrubs in order to mitigate the visual impact of the development (below).

It would appear that in both cases the conditions have been largely overlooked or not maintained.

Whilst the placing of bunds or banks will adequately screen the site from the surrounding land and possibly the A39 they will do little to effectively screen the site from higher ground such as The Mount in Nether Stowey or the Quantock hills both of which are important tourist locations.

The planting of semi mature trees on top of the bunds will form a more effective screen and the planting of trees or shrubs within the site itself will help to break up the visual impact of the caravans. The picture below (taken in September 2021) shows the visual impact of the current site. The extended site, being slightly uphill, will be rather more conspicuous.

- **36/14/00011 – change of use from agricultural to camping and touring caravan site**

Granted in 2014.

- Condition 3 - Before the development is commenced a landscape planting scheme, including the screening of the camping/caravan site with native species shall be submitted to and approved in writing by the local planning authority and shall be carried out within nine months from the date of commencement of the development. The trees/shrubs shall be protected and maintained, and dead or dying trees/shrubs shall be replaced to the satisfaction of the local planning authority for a period of five years following their planting.

- **36/17/00010 – Variation of Condition 4 of 36/14/00011 to allow use for HPC workers**

Granted in 2014

- Condition 4 - Before the development is commenced a landscape planting scheme, including the screening of the camping/caravan site with native species shall be submitted to and approved in writing by the local planning authority and shall be carried out within nine months from the date of commencement of the development. The trees/shrubs shall be protected and maintained, and dead or dying trees/shrubs shall be replaced to the satisfaction of the local planning authority for a period of five years following their planting.

Monthly Budget Report 2022/23
as at 10 June 2022

Income	Outturn at 31 Mar 2022	Budget 2022/23	April 2022	May 2022	June 2022	First quarter	Total income to date	% Original budget
1002 Allotment Rental	100.00	100.00	-	-	-	0.00	0.00	0.0%
1004 Bank Interest	2.86	85.00	-	-	-	0.00	0.00	0.0%
1011 Precept	63,412.00	68,748.00	34,374.00	-	-	34,374.00	34,374.00	50.0%
1006 Cemetery Income	3,513.27	2,000.00	68.00	205.00	-	273.00	273.00	13.7%
1005 Comm Infrastructure Levy	14,454.05	0.00	0.00	-	-	0.00	0.00	**
1012 Printing & Copying receipts	45.40	100.00	-	-	8.45	8.45	8.45	8.5%
115 VAT Refunds	1,706.14	-	750.00	0.00	-	750.00	750.00	**
Total Income for Year	22,157.37	2,285.00	818.00	213.11	8.45	1,039.56	1,039.56	45.5%

Expenditure	Outturn at 31 Mar 2022	Budget 2022/23	April 2022	May 2022	June 2022	First quarter	Total spent to date	% Original budget
Parish Office								
4101 Office Rent, rates + supplies	4,199.36	4,310.00	384.00	350.00	350.00	1,084.00	1,084.00	25.2%
4102 Office utilities	3,445.97	3,900.00	325.50	388.61	330.00	1,044.11	1,044.11	26.8%
4103 Postage	57.69	75.00	0.00	0.00	0.00	0.00	0.00	0.0%
4104 Stationery + equipment	157.79	250.00	0.00	-0.55	0.00	-0.55	-0.55	-0.2%
4105 Telephone & Internet	479.89	480.00	79.90	0.00	39.95	119.85	119.85	25.0%
4106 Website + IT costs	544.70	772.00	27.42	122.42	27.42	177.26	177.26	23.0%
4107 Books and publications	26.74	50.00	0.00	0.00	0.00	0.00	0.00	0.0%
4108 Printing costs	159.15	200.00	0.00	30.53	0.00	30.53	30.53	15.3%
4109 Office Miscellaneous	-29.94	-	0.00	0.00	0.00	0.00	0.00	**
TOTAL Parish Office	9,041.35	10,037.00	816.82	891.01	747.37	2,455.20	2,455.20	24.5%
Staff Costs								
4201 Salaries	23,250.09	22,600.00	1,841.77	1,841.77	0.00	3,683.54	3,683.54	16.3%
4202 Staff travel and expenses	36.90	30.00	0.00	0.00	0.00	0.00	0.00	0.0%
4203 Staff Training	0.00	60.00	20.00	0.00	0.00	20.00	20.00	33.3%
TOTAL Staff Costs	23,286.99	22,690.00	1,861.77	1,841.77	0.00	3,703.54	3,703.54	16.3%

Expenditure	Outturn at 31 Mar 2022	Budget 2022/23	April 2022	May 2022	June 2022	First quarter	Total spent to date	% Original budget
Administration & Finance								
4301 Audit Fees	585.00	595.00	0.00	285.00	0.00	285.00	285.00	47.9%
4302 Bank charges	44.50	35.00	3.65	1.05	0.70	5.40	5.40	15.4%
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	87.25	395.00	0.00	90.00	250.00	340.00	340.00	86.1%
4306 Elections	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.0%
4307 Insurance	1,384.55	920.00	0.00	979.37	0.00	979.37	979.37	106.5%
4308 Statutory Fees	35.00	35.00	0.00	0.00	0.00	0.00	0.00	0.0%
4309 Subscriptions	570.64	620.00	0.00	0.00	0.00	0.00	0.00	0.0%
4310 Meeting room hire/Zoom	330.41	280.00	11.99	107.99	11.99	131.97	131.97	47.1%
TOTAL Administration & Finance	3,287.35	4,136.00	15.64	1,463.41	262.69	1,741.74	1,741.74	42.1%
Cemetery								
4402 Cemetery Rates	251.67	285.00	50.05	53.00	53.00	156.05	156.05	54.8%
4403 Maintenance + bins	3,788.16	3,800.00	0.00	394.00	0.00	394.00	394.00	10.4%
TOTAL Cemetery	4,039.83	4,085.00	50.05	447.00	53.00	550.05	550.05	13.5%
Community Services								
4501 Christmas Tree & Lights	70.00	200.00	0.00	0.00	0.00	0.00	0.00	0.0%
4502 Allotment	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.0%
4504 Support for tourism	0.00	250.00	200.00	0.00	0.00	200.00	200.00	80.0%
TOTAL Community Services	170.00	550.00	200.00	0.00	0.00	200.00	200.00	36.4%
Village Maintenance								
4601 A39 Verge	781.20	980.00	0.00	116.00	0.00	116.00	116.00	11.8%
4602 Clock Tower Maintenance	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.0%
4616 Bellcote repair	0.00	825.00	9.00	9.00	9.00	0.00	27.00	3.3%
4603 Clock Tower Electricity	76.24	110.00	9.00	9.00	9.00	27.00	27.00	24.6%
4604 General Maintenance	192.69	215.00	0.00	0.00	0.00	0.00	0.00	0.0%
4605 The Cross, Gaol and WM	53.60	150.00	0.00	0.00	0.00	0.00	0.00	0.0%
4606 Palmers Path	368.31	845.00	0.00	58.00	0.00	58.00	58.00	6.9%
4607 Public Seating	327.62	250.00	0.00	0.00	0.00	0.00	0.00	0.0%
4608 Public Footpaths	306.60	529.00	0.00	0.00	0.00	0.00	0.00	0.0%
4609 Dog Bins	1,636.10	1,794.00	0.00	0.00	0.00	0.00	0.00	0.0%

Expenditure	Outturn at 31 Mar 2022	Budget 2022/23	April 2022	May 2022	June 2022	First quarter	Total spent to date	% Original budget
Village Maintenance (continued)								
4610 Coleridge Road	55.80	160.00	0.00	37.20	0.00	37.20	37.20	23.3%
4611 Millennium Wood	127.79	296.00	0.00	0.00	0.00	0.00	0.00	0.0%
4612 Plot 173	932.80	400.00	0.00	74.40	0.00	74.40	74.40	18.6%
4613 Mill Ln/Lime St maintenance	595.20	588.00	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL Village Maintenance	5,453.95	7,317.00	9.00	294.60	9.00	312.60	312.60	4.3%
Castle St Toilets + Car Park								
4701 Castle St Toilets Cleaning	2,147.56	3,515.00	293.72	265.00	0.00	558.72	558.72	15.9%
4702 Castle St Toilets Electricity	207.43	240.00	19.00	19.00	19.00	57.00	57.00	23.8%
4703a Car Park Rates	798.40	840.00	798.40	0.00	0.00	798.40	798.40	95.0%
4703b Public Toilets Rates	-1,884.65	-	0.00	0.00	0.00	0.00	0.00	0.0%
4704 Castle St Toilets Repairs	3,113.78	350.00	0.00	0.00	0.00	0.00	0.00	0.0%
4705 Castle St Toilets Water	565.27	450.00	0.00	461.93	0.00	461.93	461.93	102.7%
4706 Castle St Car Park maintenance	1,791.45	592.00	0.00	0.00	0.00	0.00	0.00	0.0%
TOTAL Castle St Toilets + Car Park	6,739.24	5,987.00	1,111.12	745.93	19.00	1,876.05	1,876.05	31.3%
Grants								
4801 Grants Pool	1,353.27	2,800.00	90.00	1,890.00	0.00	1,980.00	1,980.00	70.7%
TOTAL Grants	1,353.27	2,800.00	90.00	1,890.00	0.00	1,980.00	1,980.00	70.7%
TOTAL CIL + Capital Expenditure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
VAT Account								
515 VAT Paid	1,498.03	0.00	36.40	412.32	15.87	464.59	464.59	**
Total Expenditure	54,870.01	57,602.00	4,190.80	7,986.04	1,106.93	13,283.77	13,283.77	23.0%
Total Income	85,569.37	2,285.00	35,192.00	213.11	8.45	35,413.56	35,413.56	49.9%
Balance expenditure-income	30,699.36	68,748.00	-31,001.20	7,772.93	1,098.48	-22,129.79	22,129.79	

Balance Sheet Bank:

22,861.37
60,470.78
93.85 = **£ 83,426.00**

Balance:

as at 1 Apr 61,296.21
Plus: income 35,413.56
Less: payments 13,283.77 = **£ 83,426.00**