

**MINUTES OF THE MEETING OF CHEDZOY PARISH COUNCIL HELD IN THE VILLAGE HALL ON
MONDAY 19th DECEMBER 2022 AT 7.30 PM.**

Present: Cllrs. Marion Dethier (Chair), Russell Harmes, Simon Howes, Karen Medland and Rodney Young.

Also present: Anthony Betty (SDC).

In attendance: The Clerk (Chris Fry) plus three members of the public.

1. **Apologies:** Cllr. Brian Gale and Mary Clothier. Cllr. Andy Dingwall (SCC) and Diogo Rodrigues (SCC).

2. **Minutes of the previous meeting of 21st November 2022** were taken as read, agreed and signed.

3. **Matters arising from the minutes:**

a. Footpath Officer's activity.

Since his last report in October, Ian has cleared paths, a gate and a bridge on the footpath from the church to Bradney. He has assisted the CCCP by clearing around the Juniper bushes and other trees between Fry's Lane and Watery Lane, as well as around the many trees on the Foraging Lane from Red Track towards Frys Lane.

Ian says he is disappointed at the apparent lack of support he feels he has received from the PC in his endeavours to get the submerged footpath BW 8/25 re-routed. The reason for this being progressed at present is that SCC is planning to publish a new definitive footpath footpath map.

Simon Howes suggested that the PC would be happy to send supporting letters to whoever Ian has been in contact with and Karen Medland kindly agreed to send the relevant communications to the Clerk to enable him to draft appropriate supporting letters on PC headed notepaper.

b. CCCP update – Somerset Food Trail – review and 2023 plans.

Karen Medland reported that approximately 800 trees had been planted along the route towards the pond in Northfield, during the planting exercise on 3rd December. Maintenance of the Nature Trail is to be carried out during the winter.

Karen said the 2022 Food Trail was not particularly well supported and it would stretch the volunteer workforce too much if we took part in the 2023 Food Trail event, and so it was agreed not to take part in 2023.

c. Speeding cars.

Karen Medland reported that she had arranged a meeting with CPSO Georgia Coles in Chedzoy Lane, where two suitable sites were identified as being suitable for traffic data collection. The police would assess the results and, if deemed appropriate, the Road Traffic department would agree to the formation of a new Speedwatch team in the village, and full support would be given to get the team established. Karen thought a minimum of three volunteers would be needed but five volunteers would give the team more flexibility. Karen kindly said that she would conduct a Facebook appeal for volunteers. Simon Howes agreed to produce relevant data from the SID.

The Clerk will place the matter on the agenda of the next meeting.

d. Village Design statement.

Following the last meeting the Clerk requested Anthony Betty (SDC) to be kind enough to give a talk on the process followed when his village of Othery produced their Design Statement. Anthony said he was just ten years old when it was produced in 2002, but kindly offered to approach two Othery parishioners who were involved at the time, and to put any questions from our councillors to them.

The Clerk was asked to email all the councillors to request they submit questions to him, and he will pass them on to Anthony.

Anthony has agreed to give a short presentation to our next meeting.

e. Road closure notices.

Simon Howes said he has received several letters concerning the recent Ward Lane closure from various bodies carrying out different aspects of the necessary work. He said the system appeared disorganised and somewhat random. Anthony Betty said that Andy Dingwall (SCC) has recently dealt with a similar such matter in Bawdrip.

Simon said he would pass the letters to the Clerk and he could then liaise with Andy Dingwall and request his assistance.

f. NHS problems and delays.

Simon brought up the problem of delays and staff shortages in the NHS, and he suggested the PC might consider utilising some reserves to fund first aid training in the village to include defibrillator training. He proposed a motion that the PC agrees "in principal" to set aside up to £500 for this purpose, Karen Medland seconded it and all were in favour.

The two parish councillors on the village hall management committee said the same matter had been discussed at their last meeting. The Clerk was asked to liaise with the village hall secretary on the issue and place it on the agenda of the next meeting for further consideration.

4. County Councillor's report – None.

5. District Councillor's report. Anthony Betty reported as follows: -

a. He said activity was generally winding down ahead of the start of the Unitary Authority coming into being on 1st April 2023.

b. He said there was an additional planning committee meeting in March to tidy matters up.

6. Planning: - Two new applications.

Application number: - 18/22/00007.

Application Type: - Cert. of Lawfulness for existing use.

Applicant: - Mr. H Meadows.

Location: - Land to the south of Parchey View, Ward Lane, Chedzoy Bridgwater TA7.

Coordinates: - E: 335030.10 N: 137682.18.

Proposal: - Certificate of Lawfulness for the existing use of storage yard for business purposes (Use Class B8).

The Clerk has spoken to the planning officer who confirmed that Class B8 covers storage and distribution activities only. Workshop and engineering work is covered under Class B2. If the PC wished to draw wider activities (other than storage/distribution), to the attention of the planning officer, they can do so via the comments, and the planning officer would refer any activities not covered by the application Class (B8) to the enforcement department, for their attention.

The onus of proof of ten years continuous activity is firmly with the applicant.

The parish council has no objection to the issue of a certificate of lawfulness, provided the use of the land is strictly limited to light storage and distribution. Concerns were raised regarding the growing extent of the footprint of the site and its recent use, apparently in letting the space for use by a training company and a large mobile crane.

Following a public discussion the Clerk was asked to draw up suitable comments and liaise with the Chair and Vice-Chair to finalise a suitable submission.

Application number: - 18/22/00008.

Application Type: - Prior approval agricultural to dwelling.

Applicant: - Notaro-Livingstone Partnership.

Location: - Moggs Farm, Manor Road, Chedzoy, Bridgwater TA7 8QZ.

Coordinates: - E: 333892.96 N: 137759.57.

Proposal: - Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 3no dwelling houses and associated works.

The Chair has carried out some research into Class Q (the class under which this application is based), and its requirements. Following a public discussion the Clerk was asked to draw up suitable comments for submission and liaise with the Chair ahead of submission.

The following comments were subsequently agreed and sent in to the planning officer: -

"The agricultural buildings at the site do not all conform to the requirements laid down under Class Q, which state the following: -

"The building must, in structural terms, already be capable of functioning as a dwelling. This means the building as it stands must be capable of conversion. If it requires such substantial building operations then what is proposed amounts to the construction of a new building. If that is the case then the conversion would fall outside the scope of Class Q.

Building operations are permitted which are reasonably necessary to convert the building for residential use. However, the external dimensions of the building cannot exceed those existing. The building must be deemed able to be converted without external alterations.

The building to be converted must have four walls and a roof before conversion so that it can benefit from the building operations provided for in the regulations, and be structurally sound so that it can support the weight that comes with conversion.

In view of the above it would seem that prior approval is required for the proposed change of use being sought."

7. Correspondence: - None.

8. Matters arising from the correspondence: - None.

9. Finance. -

Balances after due allowance for all outstanding items: -

Lloyds Bank current account: £ 11350.90 (PC £ 9855.26. CCCP £ 1495.44).
“ “ deposit “ £ 2.48.
Cambridge BS easy access £ 10821.89. (Earmarked funds).

Two cheques to issue: -

No 820 £872.93 payee CN Fry (Dec/Jan net salary plus back pay).
No 821 £255.20 “ HMRC (paye Oct/Nov/Dec).

Precept setting exercise 2023/2024.

The Clerk conducted a line by line examination of projected income and expenditure for 2023/2024, which shows a deficit of £353 and anticipated reserves at year end 2023/2024 of £ 7460, based on a precept of £8692 for that year (6% up on 2022/2023).

A motion to accept the figures as presented was proposed by the Chair, seconded by Simon Howes and agreed by all.

10. Any other business: -

a. Slate pieces at Glebe House entrance.

The new residents of Glebe House were present at the meeting and confirmed that they would be taking steps to stabilise the slate pieces.

b. Northgate Yard solar panels

Following the last meeting, Diogo Rodrigues (SCC) forwarded an email from the Regeneration Project Manager at SDC, to the Clerk which confirmed that the tenants of the complex were free to arrange for solar panels to be installed , if they so wished.

c. LCNs update: -

Karen brought this matter up. The Clerk said he had received an update the afternoon of this meeting. Recommendations following the recent consultation would be formally put before the Executive Board on 18th January 2023. It would seem highly likely that Parish councils will be given details soon afterwards.

The Clerk was asked to place the matter on the agenda of the February meeting.

d. “Ditch the booze and try dry for January 2023”.

People are being urged to consider a month of alcohol abstinence during January 2023. The benefits to health include: - improved sleep, a burst of energy, reducing anxiety and saving money. Heavy drinkers are advised to seek medical advice before reducing their intake.

For more information and support go to: -

www.turning-point.co.uk/sdas

e. Somerset Connect meetings January 2023.

The Project and Team Support Officer, Housing Communities and Wellbeing at SDC is

arranging meetings in both Bridgwater on 23rd January 2023 and Burnham-on Sea/Highbridge on 25th January 2023 (venues TBC) designed to try to improve the connections between those in need of assistance and appropriate services that are available, which is considered particularly relevant during the current cost of living and energy crisis.

f. Surface water at West End Farm in Chedzoy Lane.

Russell Harmes brought up the problem of the large accumulation of water on Chedzoy Lane outside West End Farm during periods of heavy rainfall. He said traffic was tending to drive past it on the wrong side of the road, thereby causing a potentially serious traffic accident hazard for vehicles travelling the other way.

The Clerk was asked to report the problem to SCC Highways department.

g. Right of Way in the churchyard.

A parishioner brought up the matter of the metal gated entry/exit point from the churchyard into the garage area of no 1 White Hart Cottages. The gate has been there for many years but there is no footpath in that position. It would be useful to find out if there is indeed a right of way so that steps could then be considered to keep the area clear of potential obstacles to pedestrians using the gate.

Karen Medland said she would ask the footpath officer to look into the matter and report back.

Date of next meeting Monday 20th February 2023.

There being no other business the Chair declared the meeting closed at 8.57 pm.