

Trull Parish Council

Minutes of a meeting held in The Memorial Hall, Church Road, Trull,
on Monday 20th November, 2017.

Present: Mrs J Wooldridge, Ms T Dean, Mrs L Brierley, Mrs D Johnson, Mr A Kent, Mr Hancock, Mrs A Hudson together with 16 members of the public.

In attendance: Mrs B Howat - Clerk

Prior to the commencement of the Meeting the Vice Chairman invited comments from members of the public relating to items on the agenda, or on issues to be discussed at a later date.

333/17 **Apologies for Absence**

Mrs J Martin-Scott, Mr B Pretty, Mr M Hughes.

334/17 **Declarations of Interest**

None.

335/17 **Minutes of the Meeting held on 16th October 2017**

Minutes of the meeting held on 16th October 2017 were agreed and signed by the Vice Chairman.

336/17 **Matters Arising**

There were no matters arising.

337/17 **Chairman's Report**

There was nothing to report on this item.

338/17 **Police Report**

PCSO Parry had not submitted a report.

339/17 **Somerset County Councillor Report**

Cllr Wedderkopp had given his apologies.

340/17 **42/17/0036**

Change of use from agricultural to class B1 (c) and B8 at Farthings Farm, Comeytrowe Lane.

A member of the public was invited to address the Council before discussion took place.

Resolved: Object.

The application is against polices DM1 and DM2 of the adopted Core Strategy. Industrial use is not appropriate for a residential area and cannot be considered under the B1 category. The Parish Council is aware of concerns from local residents of lorries accessing the site early in the morning and creating a noise nuisance. The proposed development on land at Comeytrowe/Trull does not have an access to Comeytrowe Road and would see housing built in a nearby field.

- 341/17 **42/17/0038/LB**
Internal and external alterations at Cutsey Pavilion, Cutsey House.
Resolved: Support.
- 342/17 **42/17/0040/LB**
Internal and external alterations at 1 Kibbear Cottages, Kibbear Lane.
Resolved: Support.
- 343/17 **42/17/0012 Amended**
Erection of detached dwelling at Cherry Orchard Lodge, Trull.
Resolved: Object.
The site is considered to be a greenfield site according to the NPPF which excludes gardens from its definition of brownfield land.
The adopted Trull and Staplehay Neighbourhood Plan suggests that some building on gardens may be permissible if the garden is sufficiently large and it would not increase the housing density inappropriately (policy H6). The Parish Council does not feel that this garden is appropriate for such development due to the overbearing nature of the house which would be set between two period properties.
It has particular concerns with regard to the impact of this proposed development on the neighbouring property, particularly the access which passes extremely close to the Coach House.
Concerns have also been expressed to the Parish Council over parking and drainage arrangements in Cherry Orchard.
- 344/17 **42/17/0005 Appeal for comment**
Erection of detached dwelling on land at Wild Oak Lane, Trull.
Members of the public including the applicant were invited to address councillors before discussion took place.
Resolved: To send a representation to the Planning Inspector making the following points:
Since this application was refused the Trull and Staplehay Neighbourhood Development Plan which defines Trull Meadow as a designated green space, has been adopted by Taunton Deane Borough Council. This followed a referendum that had one of the highest turnouts ever recorded for a Neighbourhood Plan vote. Taunton Deane Borough Council has become the first designated Garden Town in the South West and has publicly stated its commitment to “conserving our valuable green space for future generations.”
Since the application was made, agents have advertised two fields forming part of Trull Meadow for sale with the potential for housing. Trull Parish Council believes that approval of this application contrary to the adopted strategies of the Local Planning Authority would set a precedent for more applications coming forward.
- 345/17 **Delegated Planning**
42/17/0037
Creation of wheelchair accessible access at 9 Wyatts Field, Trull.
Support.
- 42/17/0035
Single storey extension at 2 The Green, Trull (amended).
Support
- 346/17 **Decisions by TDBC**
42/17/0029
Enlargement of the vehicular access, erection of a replacement garage and front boundary wall and laying of permeable surface to driveway at Stapleacre, Honiton Road, Trull.
Conditional approval

42/17/0021

Erection of 2 stable blocks, one with hay store at Comeytrowe Equestrian Ltd, Higher Comeytrowe Farm, Comeytrowe (in accordance with amended description received on 16 October 2017).

Conditional approval

42/17/0030

Erection of extension to dormer roof at the front of 16 Gatchell Green, Trull (amended scheme 42/17/0018).

Conditional approval

42/17/0031/LB

Relocation of external doorway at Cutsey Pavilion, Cutsey House, Cutsey House Lane, Trull.

Conditional approval

347/17 **Update on the A358 Consultation.**

Highways England will be consulting again on the whole route of the A358 scheme rather than only the West Hatch to M5 section. There will be a number of options for consideration, and the public and stakeholders will have the opportunity of a fuller say. Consultation dates and details are currently being finalised and will be announced in due course but HE will avoid consulting during December and over Christmas / New Year.

348/17 **Arrangements for Transfer of the Village Field**

Further to the actions resolved at the October meeting following a site visit to the field.

The Clerk had obtained written evidence that Wessex Water will be responsible for all drainage pipes, in the form of a copy of the 104 agreement.

Evidence that the management company is responsible for the attenuation pond was proving difficult to obtain. Mr Lehner had thought that Strongvox were in possession of the details but Strongvox have said they are not. The Clerk would make further enquiries.

The Clerk had approached the Tree Officer at TDBC who had recommended Colin Inder from Arboricare Ltd to give a verbal report on the condition of established trees. His initial assessment was that there were several trees in need of immediate attention on the banks of the Sherford Stream and along the boundary with Amberd Lane. There were also some issues with Poplar trees on neighbouring land which could impact on the safety of users of the Village Field. A full report could be commissioned for an estimated £400 plus VAT.

There was concern about the Land Registry map showing the boundary of the Village Field across the Sherford Stream as these are usually in the middle of a waterway.

Mrs Hudson said she was happy to ask the adjoining landowner to check his deeds to see if they concur.

Mr Kent had sourced some information from the Environment Agency concerning the riparian responsibilities for owners of water ways and land next to waterways which would need to be considered.

Resolved:

1) To commission a survey of the established trees in the Village Field from Arboricare Ltd.

2) Mrs Hudson to enquire about the deeds showing boundaries for the neighbouring land.

349/17 **Play Equipment Inspection Actions**

The Proludic order of a cap and chain cover for the Aerospeed along with 10 sacrificial bushes had been delivered and is now waiting to be fitted by Parsons Landscaped Ltd.

Mr Kent had treated the centre spindle of the roundabout with rust inhibitor and repainted as agreed. He had also sought quotations for welding to the standing

plates and had so far received one quotation with another verbal quotation to be followed up in writing. It had proved difficult to obtain a third quotation despite best efforts.

Resolved: To delegate permission to Mr Kent and Ms Dean to agree which written quote to accept up to a limit of £200.

350/17 **To consider safety surfacing costs**

Ms Dean had looked into the options for safety surfacing under the Proludic equipment and advised that the rubber mats could be taken up, the ground rotavated, turf laid and the matting replaced if it is in good condition or new matting laid. The costs for the total area of 36 square meters would be £466 for matting and £387 for turf. The Clerk would take advice on whether this work would need to be carried out by a contractor and the possible cost.

351/17 **To consider funding for Groundworks/surfacing for the kick wall**

Ms Dean had been successful in applying for grant funding from the National Lottery Awards for All scheme. They awarded a grant of £8,169 towards a kick wall which was one of the most requested items in the consultation. The cost of groundworks and tarmacking was likely to be in the region of £7,000 - £10,000. Ms Dean asked if there was sufficient CIL funding to pay for this.

The Clerk advised that that around £9,000 of CIL money has been earmarked for half of the cost of the youth shelter plus groundworks, leaving around £6,000. She suggested that further play equipment funding and CIL allocation could be considered as part of the budget setting in December.

Resolved:

- 1) To continue applying for grant funding towards the cost of groundworks for the kick wall.
- 2) To consider play equipment and CIL funding allocation as part of the budget discussion in December.

352/17 **Tree planting on the KGV Field**

Mrs Brierley had applied for a small pack of trees from the Woodland Trust to give year-round colour in the top corner of the KGV Field.

The location for planting was marked on the approved plan and would provide some shade around the proposed boules pitch. The trees are expected to arrive in the spring.

Mrs Hudson said there were Elm saplings appearing by the fence at the bottom of the KGV Field that would need to be removed as soon as possible.

353/17 **Request to land a helicopter on the KGV Field**

Mrs Wooldridge had received a request from Sgt L Smart of the Royal Marines to land a helicopter on the KGV Field on Monday December 18. Children from Trull Primary School have been invited to watch the landing featuring Father Christmas. The event would be subject to safety procedures overseen by the Royal Marines. The children would be supervised by school staff. In the event of bad weather the landing would be rescheduled for the 19th December.

Resolved: To grant permission subject to satisfactory safety checks and the necessary insurance cover being in place.

354/17 **Somerset Rivers Authority half year report.**

The report referred to the Taunton Strategic Flood Alleviation Improvements Scheme (TSFAIS) and a study being carried out by the Environment Agency with Taunton Deane Borough Council, to reduce the existing and future flood risk in Taunton.

The report said that also being investigated is an option known as "Taunton Town Centre Raised Walls with flood storage on the Sherford Stream" to determine the flood risk benefits of this option and assess its performance and cost against the Bradford on Tone proposal.

Mr Kent had made initial enquiries concerning the nature of this option and any possible effect on Trull Meadow. He was advised that the Sherford stream option is not part of the current work. He also enquired and was told that the Galmington

Stream and the potential impact of the proposed Comeytrove/Trull development is not being considered as part of the study.

Resolved: To write to the Environment Agency requesting clarification of the status of the flood alleviation study in relation to the Sherford Stream, and pressing for the Galmington Stream and the impact of the proposed urban extension to be included in the study.

355/17 **Schedule of meetings 2018**

The annual schedule of meetings was presented for consideration.

Resolved: To approve the schedule of meetings for 2018.

356/17 **Neighbourhood Plan**

The group would be submitting a response to the Planning Inspector regarding the appeal for application 42/1/7/0005.

357/17 **KGV Field**

The footings for the toddler rocker and dish had been made.

Mr Kent had noticed some wear on the protective handles for the Proludic zip wire.

The Clerk would refer to the inspection report for comments.

The Parish Council has been advised by its insurers that they will accept liability for the claim against it in relation to an incident regarding the Proludic Twinfly.

358/17 **Footpaths**

A complaint had been raised about the state of the footpaths from Gatchell Oaks to Trull Village Stores which are laden with fallen leaves making it difficult to walk especially in wet weather. The matter would be referred to SHA.

The owner of a property at Amingford Mead had sought advice from the TDBC Tree Officer over maintenance of a hedge along their garden boundary and Pokes Lane.

The Tree Officer had agreed that the hedge needs managing and recommending laying it and planting amongst the elms with some other bare-root hedging plants such as hawthorn, dogwood, field maple, hazel, blackthorn, or wild rose.

A complaint had been received concerning a two wire electric fence obstructing the footpath from Cotlake Hill towards Sherford. The SCC Rights of Way Officer had made a site visit and confirmed that although the temporary fence did have some insulation it was so mean in its length that it was difficult to climb over without touching the fencing and would be difficult to get a dog under without the dog touching some of the uninsulated fencing. She located the landowner on site to ask if he would extend the length of insulation, and he agreed.

359/17 **Highways**

Mr Hancock had alerted SHA to a problem with the metal signpost near the hairdressers on Honiton Road. The sign that should point to Blagdon Hill is currently pointing to Dipford.

The annual invitation to collect bags of salt from SHA had been received. There were several bags being stored at Mrs Hudson's property however Mr Kent offered to collect and store some for use in the Dipford area if he is available on collection day.

The SHA would only be filling salt bins on request this year. The Clerk and Mrs Wooldridge had checked the three bins in the parish which were all well stocked.

A notice had been received regarding the temporary closure of Comeytrove Road for two days from 4th December to enable BT Openreach to install cabling for a new customer connection. A diversion would be in place.

360/17 **Allotments**

Allotment tenants had started meeting on the community area. Mrs Wooldridge would seek a quote for the ground to be cleared and levelled, and for black plastic to be laid on half of the plot. A tenant had offered to provide bark chippings at no cost.

361/17 **Open Spaces**

There was nothing to report on this item.

- 362/17 **Open Spaces Working Group**
There was nothing to report on this item.
- 363/17 **Flooding**
There was nothing to report on this item.
- 364/17 **Trull Village Memorial Hall**
The Memorial Hall had undergone some refurbishment with new carpets, windows and heaters. A new water boiler had been ordered for the kitchen. The sound system had been temporarily rewired. New trees and shrubs had been planted out at the front of the building. A report on the possible presence of asbestos was being followed up.
- 365/17 **Alms-houses**
The Charity had appointed a new secretary.
- 366/17 **Community Planning Working Group**
There would be a meeting on Wednesday 26th November.
- 367/17 **Trull School**
There was nothing to report on this item.
- 368/17 **Book Exchange**
There was nothing to report on this item.
- 369/17 **SALC**
There was nothing to report on this item.
- 370/17 **Correspondence**
The Clerk introduced items of correspondence which may be of interest to councillors:-

Devon & Somerset Fire & Rescue Service - Draft Integrated Risk Management Plan (2018 - 2022) Consultation

Somerset Waste Partnership – October briefing.

Somerset Rivers Authority - Half Year Progress Report 2017-18

371/17 **Accounts for Payment and Receipts**

Payments:

| | |
|---|---------|
| Trull Village Memorial Hall (PC 16/10/17)..... | £18 |
| All Saints Trull PCC Newsletter printing..... | £20 |
| HMRC NI contributions..... | £18.60 |
| Mrs R Howat Newsletter delivery, stamps..... | £15.90 |
| SALC Affiliation fees (2017- 2018)..... | £572.36 |
| Proludic Ltd Spare parts..... | £141.22 |

Salary

Mrs R Howat

Salary (minus NI contributions)£816.39

Receipts:

TDBC

Grant.....£950

TDBC

Burial Grant.....£335

TDBC

CIL.....£94.60

Paid from Pavilion Account

Xtreme Kleen

Cleaning Oct.....£73

Coomber Security Systems Ltd

Pavilion alarm maintenance 1/11/17-31/10/18.....£63.67

Receipts:

None.

372/17 **Matters to Report from Parish Council for inclusion on the next Agenda**

None.

373/17 **Date of Next Meeting**

The next meeting will be held on Monday 18th December 2017, at 7.15pm.

The Chairman closed the Meeting at 9.59pm.

Signed..... Chairman of Trull Parish Council

Date.....