

Trull Parish Council

Minutes of a Meeting held in the Memorial Hall, Church Road, Trull
on Monday 19th September 2011

Present: Mrs J Wooldridge (Chairman)

Mr G Hewitt, Mr S French, Mr N Hancock, Mr W Hawkins, Mrs A Hudson, Mrs S Khattab, Mrs D Luke, Mr P Parris and Mr C Ralph, together with forty Members of the Public.

In attendance: Mr Stephen Martin-Scott – Somerset County Councillor
Mr Mark Edwards – Taunton Deane Councillor
Mr Andy Lehner
Mr Barry Bloxham
Mrs A Harding, Clerk

Prior to the commencement of the Meeting the Chairman invited questions from members of the public that were not related to the Agenda but there were none forthcoming.

136/11 **Apologies for Absence**

Apologies for absence were received and agreed from Rev Dr Youngs and Mr John White.

137/11 **Declarations of Interest**

There were Declarations of Interest from Mr S French, tenant of fields to the south and north of Bell House, and Mr Parris.

138/11 **Chairman's Report**

Mrs Wooldridge reported that:

- There had been a short meeting on site at Staplehay weir in August to discuss the continuing development.
- The new play equipment had now been installed and that it was proving very popular. Following a TDBC inspection the funds held by them from the low cost housing grant from the Dipford Orchard development, would now be released.
- Trull Stores had changed hands.
- High Path had been resurfaced and two new drop kerbs installed.
- Church Road had been closed for one week for SCC Highways to carry out repairs and clearance work on the culvert.
- The Waitrose store in Wellington had raised £220 for the Trull Green and Mill Stream Restoration Group through their green disc scheme.

139/11 **Minutes of the Previous Meeting**

The Minutes of the meeting held on 18th July and 8th August 2011 were agreed and signed by the Chairman.

140/11 **Matters for Report**

There was nothing to report on this matter.

141/11 **Staplehay Weir**

Mr French proposed that a letters of thanks be sent to The DLO and to the contractors employed on the weir for the 'superb job' they had made of the repairs. The proposal was seconded by Mr Parris. Mr Edwards told the Parish Council that he would take back their thanks to the DLO.

All members of the Parish Council agreed that a vote of thanks should go to Mr Edwards without whom there would have been no additional funding for the repairs to the weir.

Mr Edwards asked the Parish Council to clarify their position regarding support of the proposed installation of the new footbridge and he outlined his reasons why it was in the best interests of the public to continue with the project:

1. The bridge over the weir would have to be replaced at some point in the future probably within five years but without the support of SCC if current plan for the bridge is rejected.
2. SCC will not undertake any major repairs or replacement of the bridge over the weir following structural surveys therefore there would not be any bridge at all and the footpath would most likely remain as two separate cul de sacs or even closed.
3. The new bridge was an agreed part of the enhancement of that area which, as a priority, included the protection and long term future of the weir and the mill leat, and the investment made by TDBC to agree to fix the bank at the side of the weir was on that basis.
4. The main objection seems to be that this is a waste of public money but it is an investment in the amenity value and the community as a whole. More importantly though the argument is deeply flawed for the following reasons:
 - The bridge is manufactured and can't easily be used elsewhere without extensive reworking (added cost).
 - The bridge would need to be very securely stored somewhere in the meantime (added cost)
 - The significant transport cost of such a large structure would be trebled as it would need to be moved from the manufacturer to a storage area and then returned for modification before being sent to another site (added cost)
 - The engineering and survey work is done for this site, this has been paid for (significant lost capital)
 - The planning permission and associated cost (lost capital)
 - Potential contractual penalties (lost capital)
 - Officer time which is presently uncalculated but is valuable (completed wasted)

Mr Edwards continued by saying that the apart from the financial loss if the project did not go ahead, there would be a great amenity loss to Trull and Staplehay and asked for a vote on Parish Council support for the continuation of the work and the installation of the new bridge.

Mr Parris requested that arrangements for the installation be altered to remove the need to fell trees which help prevent erosion of the banks and to make minor alterations to the line of the footpath to make its use more convenient. He added that moving the site of the bridge downstream by 5m where the stream is narrower would mean that the bridge would sit back further from the banks and hopefully cause less erosion. Mr Edwards stated that SCC were open to alterations to be made to the plans.

Mr Fawcett of the Trull and Staplehay Mill Stream Restoration Group asked that enough of the old structure over the weir be retained to prevent damage to the weir. This request for the retention of the RSJs was supported by Mr Parris and Mr French.

A vote on the installation of the new footbridge was taken. Nine members of the Parish Council voted to support the installation and one, Mr French, voted against.

The Chairman circulated photographs taken at stages during the repairs, adding that fish and frogs had been seen in the stream.

142/11 **Re-development of Trull Memorial Halls Car Park – Mr Barry Bloxham**

Mr Barry Bloxham addressed the meeting stating that his reason for attending the meeting was fourfold. To update on progress so far, to seek agreement for the plans for the car park, to request funding from the Parish Council and to establish the extent the Parish Council provide a financial contribution to the development.

A planning application will shortly be submitted to TDBC by architects along with that for the Community Centre development, both having drawn little comment from SCC Highways. Estimates for the funding required for the car park are between £32,000 and £33,000. When asked, Mr Bloxham confirmed that it was necessary to have funding, or at least to know where it would come from before work began. Other parties involved already have money in place and it was hoped that the Parish Council could help to make up the shortfall of approximately £18,000. The Education Authority were not able to contribute as they are prevented from spending on anything but education. The car park alterations are to be completed first as the re-development of the Memorial Hall identified the need for additional parking spaces.

Mrs Luke asked if it could be possible to ask the village to help with funding to which Mr Bloxham replied that this would be possible after TDBC and SCC Highways had agreed the plans.

Mr Bloxham asked if the Parish Council agreed in principle with the plans for the car park and if they would be willing to put in the planning application. Mr Martin-Scott confirmed that a planning application is necessary as an increase in parking spaces from sixty nine to ninety would lead to an increase in the number of cars exiting the car park onto a public highway.

The Chairman replied to Mr Bloxham that any financial support could not be considered until the December meeting when the budget is discussed.

Proposal: That the Parish Council agree in principle to support re-development of the Memorial Halls car park.

The proposal was seconded by Mr Ralph and all ten members of the Parish Council voted in favour.

Proposal: That the Parish Council agree in principle to make the planning application for the re-development of the Memorial Hall car park.

All ten members of the Parish Council voted in favour.

It was agreed that an item would be included in the newsletter asking residents for comments regarding the funding of the car park prior to the meeting on 12th December.

143/11 **Plans to develop land adjacent to Amberd Lane – Mr Andy Lehner**

Mr Lehner introduced outline plans for redevelopment of land to the south of Bell House bordering Amberd Lane and Poke Lane and land opposite Eastbrook Terrace. Mr Lehner stated that this was very much a first consultation and that he would be holding an open meeting, possibly in October or November to give people the opportunity to see the plans in more detail and have an input.

The proposed plans include:

- Approximately twenty five houses on large plots on the field between Bell House, Poke Lane and Amberd Lane. These would fund the other projects and would be contained within established boundaries and existing development.
- A large village field bordering the stream to the East of the proposed new development.
- Ten affordable houses with parking spaces on Eastbrook opposite Eastbrook Terrace set back from the road. Widening the road and providing a footpath and approximately twenty additional parking spaces along Eastbrook.
- Allotments adjacent to the new affordable housing and Eastbrook.
- An extension to the playing field to the North of Bell House.
- Improvements to visibility at the junction of Amberd Lane and Honiton Road with kerbed island, drop kerbs and modified kerblines.

- A virtual footpath along east side of Amberd Lane to development site.
- Pedestrian crossing on Honiton Road west of Church Road.

Mr Parris confirmed that further to his Declaration of Interest (minute 137/11) neither he or his wife would gain financially from the development and that his son was part owner of eight acres of open land at Amberd Lane.

Several concerns were raised regarding the impact on traffic of twenty five houses. Mr Lehner offered to provide the full traffic plan to interested parties and confirmed that SCC Highways are in agreement in principle.

Residents of Eastbrook Terrace questioned the siting of the affordable housing stating that the additional houses would cause further problems with fast traffic which was already a cause for concern. Mr Lehner replied that he was open to ideas for traffic calming measures.

Mr Lehner told the meeting that he felt it inevitable that the Bell House Field would be developed one day and that it was preferable that it was a local developer after local consultation. He again invited people to come to the open meeting to put forward their views and ideas.

144/11 **Planning**

Mrs Hudson reported on the following applications received from TDBC for the Council to consider: -

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| 11/0028 &
00/1129LB
Full | - Chantry Cottage, Wild Oak lane, Trull
- Application for demolition of prefabricated garage and erection of single storey extension to form garage and garden room.
- This application has already been granted. |
| 11/0026LB
Full | - Comeytrove Manor West, Comeytrove Lane, Trull
- Insertion of additional window on the ground floor of the east elevation. |
| Resolved | As this is a Listed Building application it is not within the scope of the Parish Council. |
| -
11/0031
Full | -
- 14 Orchard Close, Trull
- Erection of extension to the rear and extension to the front porch. |
| Resolved | To support the application. |
| -
11/0033
Full | -
- Little Kibbear, Kibbear, Trull
- Conversion of outbuilding/garage to form residential annex and erection of new garage. |
| Resolved | To support the application. |

The Clerk advised of the following decisions received from TDBC:-

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|------------------------|--|
| 11/0018 &
11/0019LB | - Sweethay Farmhouse, Trull
- Permission granted for the change of use of ancillary barn to a holiday let. |
| 11/0020 | - Stapleacre, Staplehay, Trull
- Permission granted for the erection of single and two storey extensions to the side, rear and front. |
| 11/0023 | - Kings Gatchell, 4 Church Road, Trull |

- Permission granted for the erection of fence to the front. (retention of works already undertaken)
- 11/0024 - The Old Vicarage, Trull Road, Trull
 - Permission granted for demolition of outbuildings and erection of 3 bedroom dwelling and detached garage/workshop including new access driveway in the garden. (resubmission of 10/0042)
- 11/0030T - Southhay, Southwell, Trull
 - Permission granted for management work to one cypress tree the subject of TPO.

145/11 **Housing and Development**

There was nothing to report on this item.

146/11 **Playing Field**

TDBC have carried out an inspection of the new play equipment and advised that the nylon washers would need to be checked regularly and replaced as necessary. They also requested that the play surface beneath the equipment be repaired with grass seed.

The Chairman reported that the benches had been moved to allow grass to recover and that the water meter reading was 788, which was an increase on the previous month due to water being used during the installation of the play equipment.

The issue of the water leak was raised and it was agreed to consider repairs at the December meeting when the budget is discussed.

147/11 **Footpaths**

There was nothing to report on this item.

148/11 **Highways**

Mr Hancock reported on the following:

- SCC are looking at the feasibility of moving the Mill Lane Bridge to an alternative site and are consulting with their heritage colleagues.
- Hedge trimming was in progress.

Mr French observed that during gulley clearing the mud that collected on the drain was not being removed before lifting the lid with the result that the mud fell back after clearing the gulley.

Mr Ralph reported that the hedge on the right hand side of the road leading out of Trull past Cannonsgrove House had overgrown the verge. Mr Ralph was informed that this was the responsibility of the land owner and not SCC.

149/11 **Allotments**

The Clerk reminded the meeting that there would be a meeting of allotment holders at 6.45pm before the next meeting on 17 October.

150/11 **Trull Village Memorial Halls**

The Clerk read a letter from Mr Paul Leeder requesting a financial contribution from the Parish Council towards a replacement lock on the gate to the playing fields which has been stolen and damaged on several occasions.

Resolved: To send a cheque for £50 to the Trull Village Memorial Halls Committee.

151/11 **Trull School**

There was nothing to report on this item.

152/11 **Correspondence**

The Clerk advised of correspondence that may be of interest to the Council:

- Questionnaire for Budget Review and Priorities Consultation.
- Request from resident of Killams for installation of a grit bin in Killams Green.
- Advertisement for the Trull Players Christmas pantomime ' Scrooge, A Christmas Carol' from Wednesday 7 December to Saturday 10 December. Evening performances each day and a matinee on Saturday.
- Notification of the Electoral Review Consultation.

153/11 **Accounts for Payment**

Resolved: That the following accounts be authorised: -

Trull Village Memorial Halls – hall hire April/June	£47.25
Trull Village Memorial Halls – contribution to replacement lock	£50.00
EDF Energy – changing room	£15.00
Andrew & Sarah Wilcox – consultation work on Staplehay Weir	£968.40
Mrs A Harding – newsletter, stamps, toner, photocopying	£30.99
Parsons Landscapes Ltd – playing field grass cutting	£104.88
Mr Ian Perry – Carter’s Way maintenance	£25.00
Mr Ray Shattock – Trull Green grass cutting Aug/Sept	£36.00
Clerk’s salary	£395.80

154/11 **Any Other Business**

There was no other business.

155/11 **Items for the Next Agenda**

Delegated Powers – Tim Burton of TDBC

156/11 **Date of Next Meeting**

The next meeting will be held on 17th October 2011, in the Pearce Suite, Trull Memorial Hall, Trull at 7.15 pm preceded at 6.45pm by a meeting of allotment holders.

The Chairman closed the Meeting at 10.10 pm.

Signed..... Chairman of Trull Parish Council

Date.....