



Priddy Parish Council

Minutes of Priddy Parish Council

Held on 19 July 2023

At 7:00pm at Priddy Village Hall

Present: Cllrs D Collier; R Thompson; C Dyke; V Barberet, M Dodd, B Storrie.

In attendance: G Pettitt (Parish Clerk)

Public Forum 6 members of the public were present

Questions were brought to the council regarding :

- Dealing with ragwort within the area - potentially to remove and burn or compost before it seeds.
- Concern for the Nine Barrows Lane triangle
- A call to reinstate the fingerpost refurbishment schedule

AGENDA

46. Apologies for Absence and to consider the reasons given

There were no apologies. Cllr Phippen was absent.
Somerset Council Cllrs Hobbs and Robbins sent apologies.

47. Declarations of Interest

Cllr Thompson declared an interest in item 51. application 2023/1062/FUL.

48. Exclusion of the Press and Public - There were no exclusions of Press and Public.

49. Minutes of previous meeting -

RESOLVED: To approve and sign the minutes of Priddy Parish Full Council meeting held on Wednesday 28 June 2023. Approved

50. Reports - To receive reports in person or in writing from:

- a. Somerset Council - Cllr Tony Robbins - Noted.
- b. Avon & Somerset Police - Leanne Chinnock - no report

51. Planning - To consider the applications below and any received before the date of the meeting:

Ref./Link/Officer	Detail and response / response date	Type
[The Meeting was adjourned for comments from the public, no comments were made to application 2023/1205/HSE. A number of objections were made to application 2023/1062/FUL including regarding dark skies, traffic impact, the impact on the local economy and the scale of the application. The meeting was reconvened] [Cllr Thompson left the meeting.]		
2023/1205 Documents (7) Jane Thomas	Refurbishment and extension. Hazel Manor Lodge Nordrach Lane Priddy Response Date: 26 July 2023 PPC Response July 2023	HSE
RESOLVED: To offer no objection to application 2023/1205/HSE. Approved.		
2023/1062 Documents (91) Anna Clark	Erection of 42 No. lodges, 1. No. dwellinghouse, change of use of existing farm buildings to ancillary uses to serve holiday accommodation and creation of car park and associated landscaping Hazel Manor Farm Nordrach Lane Response Date: 21 July 2023 PPC Response: July 2023	FUL

RESOLVED: To object to application 2023/1062/Full. Approved.

RESOLVED: To comment to the objection:

- *Material Consideration 4 - Layout and density of building* - This development is very large for the area. The number of buildings may have a detrimental effect on Mendip Hills economy as local knowledge suggests that the holiday industry is currently not reaching capacity. The development is out of character with the land's current use.
- *Material Consideration 8 - Access, highways safety or traffic generation* - Traffic management and associated issues - there is concern that the lanes will not be sufficient to accommodate extra traffic. These unclassified country lanes, (Nordrach and Evergreen), particularly the tree-lined approach road to the reception area, (which is a public footpath), are very popular with local walkers, cyclists and horse riders - the competition with increased traffic flow is a concern. SatNav to major conurbations takes drivers along Nordrach Lane / Evergreen Lane to the B3134 rather than advised routes. The junction with the B3134 is next to a blind bend on a road where the national speed limit (60mph) applies.
- *Consideration 12 - Other reason - Dark Skies* - the Mendip AONB area is designated as a dark skies area. Whilst the application's detail in minimising light emission from communal areas is acknowledged, it is the council's opinion that development of 42 buildings and their internal lighting would result in increased light pollution.
- *Material Consideration 12 - Other reason* - The application is of a very large area - especially for the Mendip AONB area. Priddy Parish Council recommends the application is viewed as a major application, which would allow greater time to consider environmental issues. Approved.

[Cllr Thompson returned to the meeting]

2023/1163 Documents (6) Jennifer Alvis	The erection of a roof structure over an existing concrete cattle yard with associated works Hartree Hill Farm Nordrach Lane Priddy Response Date: 25 July 2023 PPC Response July 2023	FUL
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RESOLVED: To offer no objection to application 2023/1163/FUL. Approved.

2023/1135 Documents (13) Jennifer Alvis	Demolition of existing stable buildings and the erection of 1no. dwellinghouse with associated access and track. Land At 351605 155774 Burrington Road Charterhouse Response Date: 19 July 2023 PPC Response July 2023	FUL
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RESOLVED: To offer no objection to application 2023/1135/FUL. Approved.

2023/1039 Documents (11) Jennifer Alvis	Extension to an agricultural barn. Dale Farm Dale Lane Priddy Response Date: PPC Response July 2023	FUL
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[The meeting was adjourned for comments from members of the public. Objections were made to the incremental increase of buildings on the site over the years and subsequent impact on traffic and environment. Assurance needed that increased development will not increase traffic.

The meeting was reconvened.]

RESOLVED: To offer no objection to application 2023/1039/FUL. Request that Priddy Parish Council's recommendations that :

- 1/- the applicant provide tree screening to the southern aspect of the building in line with Material Consideration 3.; and
- 2/- that restrictions to lighting be applied in line with restrictions to existing farm buildings at the site in line with Material Consideration 12 - Mendip Hills Dark Skies; are considered by the planning officer. Approved.

52. Finance

a. To approve, (or not), bank reconciliation to 30 June 2023

RESOLVED: To approve the bank reconciliation to 30 June 2023. Approved.

- b. To consider the budget review Quarter 1 23/24. Noted
 c. To note/approve, (or not), payments listed below and any that arise before the date of the meeting. Noted. The remainder of the fountain payment will be made once defects attended to.

Date	Narrative	Total
Q2		
06-Jul-23	Village Green Fountain repairs 1/4pymt	1,014.21
10-Jul-23	PAY Mth 3	353.11
10-Jul-23	PAYE Quarter 1	264.60
	Internal Auditor - honorary payment	80.00
	Greens Maintenance	180.00
	Jubilee contribution to amenities	450.00
	Bench fixtures and manhole cover	221.47

53. Appointments

- a. To appoint members to the Asset Management Working Group (AMWG)

RESOLVED: To appoint Cllrs Dodd and Collier to the AMWG. Approved.

- b. To appoint members to the Environment Working Group

RESOLVED: To appoint all Cllrs to the Environment Working Group. Approved.

- c. To appoint members to the Playground Working Group. Deferred.

54. Asset Management Working Group

- a. To consider and approve, (or not), Terms of Reference for the Asset Management Working Group. Deferred. Cllr Dodd will draft Terms of Reference.

Cllr Dodd

55. Working Groups - To receive reports from:

- a. **Traffic Calming Advisory Group** Cllr Collier reported that he had had a telephone conversation with the Somerset Council Chief Engineer for Mendip East who was positive about replacing signs and repainting road markings. Also regarding implementing the Quiet Lanes initiative in the area, improving Gateways at Hunters cross roads, Pincross and Church Lane. We are awaiting information as to the financial contribution the Parish Council may need to make.

- b. **Playground Working Group** Deferred - will restart after summer. Initially needs to appoint members and seek quotes and advice regarding sites.

- c. **Environment Working Group** - The Clerk informed Council on the new Biodiversity Conservation Duty required of Parish Councils. Objectives and actions need to be formed by January 2024 and policy developed soon afterwards. Upcoming training from Mendip AONB on local nature strategy will support this. A Working Group meeting is to be held to discuss the action plan.

Cllr Dodd

- d. **Rights of Way** - updating ROAM is ongoing. Cllr Thompson will meet with member of the public to co-ordinate pathway information.

Cllr
Thompson
Cllr Dodd

56. Action Plan - Cllr Dodd is working on this.

57. Annual Parish Meeting date - to discuss and approve, (or not), calling Annual Parish Meetings in March of each year. Council agreed to this.

58. Asset Management

- a. Dredging of Priddy Pool - Dredging can be implemented anytime now. Needs costing up and a specification prepared. Cllr Dodd and Thompson will work through the project form.

Cllrs Dodd
& Thomp-
son

- b. Update on repair of Phone Box door

RESOLVED: To offer a £50 voucher for a meal at the Queen Victoria Inn to the volunteer who has worked on this. Approved.

Cllr Dyke

- c. Update on moving Nordrach noticeboard to the Fountain - This has been removed. Repairs are outstanding.

Cllr Dodd

- d. Update on Fountain repairs - the company has noted that the system needs a non-return valve and will be looking at issues with the refilling of the reservoir.

- e. Update on Nine Barrows Triangle damage.

RESOLVED: To suggest to Highways department that the Triangle be defined with drop kerbing and a grid laid to mitigate against damage to the grass.

- f. Update on safety cover to hole near Fountain - purchased. Will be placed imminently.

59. Local Area Network -Noted that the LCN encourages local community groups to become members. Clerk will write to local groups.

Clerk

Matters of Report:

1. Cllr Barberet will enquire as to whether the school is short of resources.
2. Noted that the Implement Sale is projected to be held on 16 September
3. Fingerposts to be on the next agenda - schedule of refurbishing one post a year needs to be reinstated.
4. Articles for Pew - none.
5. Volunteers for ragwort eradication needed. Somerset Waste Management may dispose of them. Areas include Townsend and opposite Lower Pitts. Highways department to be alerted.

Cllr Barberet

Date of Next Meeting: 9 August 2023, 7pm, Priddy Village Hall