

Clutton Parish Council

Monday 19th January 2015 in the Village Hall

Submissions from members of the public

- Councillor Vic Adie reported that he was converting his garage into a kitchen and had written acknowledgement from planning that he had no need for planning permission.
- A resident asked for an update on the Maynard Terrace junction
- A resident commented on the discharge of conditions related to the Maynard Terrace application. It was reported recently in the Somerset guardian that Curo was working hard to meet local needs, however they were not meeting local needs in Clutton as providing no 1 bed accommodation. The inspector from the appeal stated that the new development needed to fit in with the existing terrace, but the plans fail to demonstrate any respect for the existing properties. He does not believe that the highways alteration address the huge increase in traffic that will be generated from the new houses. They are proposing to put on-street parking on a narrow lane where the road is not wide enough and losing visitor parking spaces for the existing terrace. The design blocks the views of the terrace from the south of the development as they are higher than existing properties and too close the road. The layout will affect the visitor parking provision for the existing properties on Maynard Terrace. Curo have said that they will be parking construction traffic and taking deliveries in the field beyond the development site. He would like to question how they plan to access that site as there is no road and the only way to access that site would be to go through the area reserved a nature area – destroying it.
- A resident commented on the Maynard Development echoing the previous comments and expressing concern about the access to the short terrace (existing terrace number 1-8) and how their vehicles will get out onto Maynard Terrace. They can't change the visibility as there is a house and a post box there.
- A resident expressed concern for children walking to school while the construction was in process.
- A resident stated that there had been no serious accident at the Maynard Terrace/Clutton Hill Junction in the last 60 years and so why change the junction? Traffic coming down Clutton hill cannot be seen and will have to edge out into the flow of traffic. The route is used as a through route by commuter traffic. 'If it aint broke, don't fix it.
- The same resident commented on the application for the farm shop and said that in order to survive the butchers shop needs more customers and a move to the new location will not only continue to serve the village, will also catch passing trade on the A37. Parking is difficult in its current location and if there is nowhere to park they lose custom. Policy CNP8 in the emerging neighbourhood plan supports the development of industrial sites next to the A37.
- A resident complained about the drainage down Greensbrook. The surface of the road is non existent, the drains are regularly overflowing and causing a puddle/small river, forcing pedestrians into the road and in cold weather a large area of ice causes a slip hazard. Grit has been washed down the road into the drains blocking them. She had recently had a collapsed drain in her property and the drains were found to be full of grit. The construction of the Maynard Development is only going to make the problem worse and so this should be sorted before construction starts, otherwise further problems could occur.
- A resident questioned why the original refusal for planning permission for Maynard Terrace was turned around. Found it very hard to get hold of the planning directorate, had contacted Jacob Rees Mogg about this development, and does not trust the planning methods in this country.

10, 11 and 12. Comments are not invited on this type of application and it was agreed that there was no need to make a comment as it just detailed preparatory work for the development with outline planning permission.

e) 14/05441/FUL Poachers Pocket, Frys Bottom: Erection of garage following demolition of existing.
The Parish Council agreed to support the application but with a condition attached, that this garage should not be allowed to be converted to residential use at a later date.

Clerk

f) 14/05879/ADCOU Greyfield Wood Farm, Greyfield : Prior approval request for change of use from Agricultural Barn to Dwelling (C3)
The Parish Council voted to support the proposal even though in general, conversion of an agricultural building to a dwelling house was not favourable and the owners haven't taken enough time to see if the building could be re-used as agricultural. However the roof is caving in in places and it is unlikely to be used for agriculture in the future and so it is more sensible to allow the change of use rather than leave it derelict.

Clerk

5/15 The monthly finance reports were tabled and accepted

6/15 The Council agreed that grass-cutting contract should be awarded to James Primrose. Five tenders were submitted.

Clerk

7/15 It was agreed that the clerks salary should be increased in line with recommendation from NALC and SLCC in the 2014-2016 National Pay Award document.

Clerk

It was also agreed that the total amount received for the street sweeper scheme should be passed on to the street sweeper after tax and NI has been taken into consideration.

8/15 The council approved the grant applications from the Clutton with Cameley Parochial Church Council and from The Cam Valley Arts Trail. It was also agreed that the proposed total grant fund should be increased to £3000.

Clerk

9/15 The Council made some slight changes to the draft budget version 2 and then agreed the budget and set the precept as £30,639.

Clerk

10/15 **Highways**
A report was received on the meeting with B&NES Highways Jan 7th 2015 regarding the proposed junction change at Maynard Terrace/Clutton Hill. Notes from the meeting had been previously circulated. It was confirmed that the technical approval stage was considerably underway. Since the meeting Parish Council had been sent a copy of the Stage 2 Safety Audit on which technical approval would be based, however on the basis of the material provided this does not appear to meet the standards of best practice that would be expected. It was recommended that the council

should put as much pressure on B&NES to meet best practice, to ensure that any change would meet expected safety standards.

The Ward Councillor has arranged a meeting with Paul Crossley, leader of B&NES Council specifically to discuss and seek to secure guaranteed funding for the main Road Safety Scheme throughout the village (182/14) however the meeting would provide an opportunity for the concerns about the Maynard Terrace/Clutton Hill junction to be raised with him.

- 11/15 The councillors considered the three options for the main Traffic Calming scheme prepared by Tom Hayward, B&NES Highways. All options included a gateway build-out at Cooks Hill, Clutton Hill and Lower Bristol Road to physically slow traffic and a 20 MPH limit throughout the village. It was stressed that these were feasibility studies and that once a preferred option had been identified, detailed design and much wider communication about the proposals would take place. **Clerk**
- Option 1 was a minimal engineering option which included a mini roundabout at the junction of Lower Bristol Road and Station Road and a virtual footway (line painted) following the desire line almost the length of Station Road.
Option 2 was similar to Option 1, but with no roundabout and included more build-outs to provide more certainty that speeds would be held down and more protection for pedestrians on the virtual footway
Option 3 had no virtual footway but had a series of road humps the length of Station Road.
- The council unanimously agreed that the preferred option would be option 2 but would like more differential for the virtual pavements, in terms of colour.
Once the preferred option is confirmed by B&NES, the plans will be publicised and comments will be invited from residents.
- 12/15 The council discussed the primary schools proposals for converting to Academy Status following some correspondence from concerned residents. The Councillors agreed that did not know enough about it to make a substantial comment, however their main concern was that if the proposed change went ahead, there could be an increased risk to the future of the primary school in Clutton for the age range 4-11. They agreed that they should seek some assurances about the future of the school. **Clerk**
- 13/15 The Ward Councillor reported that he had secured funding for the road safety scheme with 30k in the Capital expenditure budget and a further £10k in S106 agreements and that he expected this to be signed off following the meeting with Paul Crossley.
- 14/15 **Correspondence**
a) Royal garden Party, ALCA. ALCA were giving Parish Councils the opportunity to be selected for tickets to a Royal Garden Party on Tuesday 12th May. Councillors were asked to express an interest to the Clerk by email if they would like to be considered for a ticket and they met the **ALL**

criteria, in case Clutton were selected.

b) Councillors were informed about the Rok the Stones Marathon which is due to take place on 24th January.

15/15 Councillors received an update on the Neighbourhood Plan consultation. A couple of comments had been received and would be considered.

16/15 The overgrown hedge by Kings Oak Meadow was discussed and a message from the owner was considered and it was felt that the situation was being addressed.

17/15 The Clerk reported on other activity since the last meeting which included:
a) a request from the Social Club to hold the village fun day on 4th July 2015. No objection from the Parish Council.

b) The Parish Council have received a bill from Wessex Water which substantially exceeds the expected usage. A claim form has been requested as this may be due to the repeated problems we have had with a suspected leak near the meter.

c) A waterlogged garden has been reported near to the Allotments which is being investigated

d) Notification has been received that Cooks Hill will be closed for approximately five days from Monday 16th February 2015.

e) The Parish Council has been denied an extension to make comments on the planning application for Lower North End Farm as the application arrived too late to be included on this months agenda, but the closing date for comments is before the February meeting. However an extraordinary meeting has been arranged on 7th February to discuss the Maynard Terrace application and so the Lower North End Farm can be discussed at the same meeting.

f) Complaints have been received regarding an increased number of Oakus vehicles driving through the village and a letter is to be send to Oakus asking them if there is any reason for this and to ask them to use alternative routes.

g) The latest communication statistics were reported as follows:

Enewsletter subscribers: 82

Facebook Likes: 79

Website for Dec 17 to Jan 16: 275 sessions, 175 users, 606 pageviews.

Close: The meeting ended at 9.45pm