

TICKENHAM PARISH COUNCIL

Minutes of the meeting held on Thursday 14th July 2016 at 6.30 p.m.
at Tickenham School

ACTION/BY

PRESENT: Cllr Bruce Ralfs in the chair, Cllrs John Banks, Jane Brock, Ranjit Chuhan, David Franks, Alan Hooley, Ann Loader and Mike Woodey.
In attendance: Vena Prater (Clerk)

81/16 APOLOGIES

Apologies for absence were received from Cllrs Mike Perrott and Pam Trenchard.

82/16 MINUTES of the meeting held on 9th June 2016, copies of which had been circulated, were approved and signed as a correct record.

83/16 MATTERS ARISING FROM THE MINUTES

(i) Parish Recycling Scheme: The Clerk reported that Cllr Perrott had been in touch with North Somerset Council (NSC) and a meeting was being arranged to discuss the next steps. Cllr Loader agreed to attend with Cllr Perrott.

MP/29.07.16

(ii) Clevedon Neighbourhood Plan: The Clerk reported that the chairman of the Neighbourhood Plan Group (Peter Templeton) had confirmed that this Council would be kept informed of developments.

(iii) Traffic Survey: The Clerk understood that traffic survey results would be sent to Cllr Trenchard.

84/16 HIGHWAYS AND FOOTPATHS

(i) Tickenham Hill: Clerk was asked to urge NSC to complete the hedge cutting while the road was closed for surfacing works.

(ii) Outstanding works: The Clerk had followed up other works including the weeds on pavements at the west end of the village, the SLOW sign near the golf course and the provision of gates on the Moor Lane walk. It was expected that all would be completed in the near future.

(iii) Lay-by near the school: The NSC engineer had suggested marked parking bays but pointed out that residents should be consulted. Council confirmed that it would like to proceed with this and agreed to ask NSC to consult with residents.

Clerk/22.07.16

NSC officers had not yet located the missing services cover in the lay-by.

(iv) Cadbury Camp Lane West: A report on the current situation was noted.

(v) Bridleway: Avon Wildlife Trust: Cllr Chuhan reported that Avon Wildlife Trust and NSC had agreed work to the footpath/bridleway which would make the surface more suitable for walkers and horses. It was noted that Avon Wildlife Trust had provided a car park on its land: there was some discussion about its availability to the disabled and/or members of the Trust.

(vi) Summerhouse: Mr John Rose, Chairman of the Neighbourhood Watch Group, had suggested a less-expensive notice board. However, it was not known whether a board would be welcomed. The Clerk read a draft letter to residents offering the Council's support. It was noted that the former sewage works area (now an open space) was in fact well maintained apart from brambles which were pulling down the fencing. It was **AGREED**

- that following the removal of the sentence about the open space, the draft letter be approved;

- that the Clerk ask NSC to clear the brambles.

Clerk/22.07.16

Arising from the discussion it was **AGREED**

- that a note be included in the parish magazine drawing attention to the availability of notice boards in the two telephone boxes.

Clerk/22.07.16

(vii) Bus Stops: The Clerk had circulated plans from NSC showing proposed improvements to five bus stops in the village. These would involve paving the laybys and providing better access for the less able, with two stops being moved to new locations. After discussion of each there was general approval of the proposals but it was **AGREED**

- that the Clerk write to NSC requesting information on the reasoning for the works and drawing attention to stops that had been omitted from the proposals.

Clerk/18.07.16

Shelters: Now that more children were opting to go to secondary school in Clevedon, the Clerk had received a request for shelters on some stops on the south side of the B3130, particularly near Tickenham School and opposite Orchard Avenue. It was **AGREED**

- that the Clerk write to NSC accordingly.

Clerk/18.07.16

85/16

PLANNING MATTERS

(i) New Applications:

16/P/1434/F: 28 Summerhouse: Two storey side and single storey front extension. Although the Council did not object to an extension in principle, some concern was expressed that the single storey front extension projected beyond the adjoining property (No.. 27) and could impact on the occupant's enjoyment of that property.

Clerk/22.07.16

16/P/1551/F: Jacklands Cottages: Creation of hard standing with access over a pavement. The Council originally had drawn attention to this development due to concerns about access onto this particular stretch of highway. The Council again expressed the view that access to and from the highway at this point, so close to a bend on a very busy road, was inappropriate.

Clerk/22.07.16

(ii) Up-Dates:

No up-dates had been received.

(iii) App. No. 16/0032/O: Former Tickenham Garden Centre:

Possible Section 106 Funding: The Clerk had circulated a report on her conversations with NSC officers concerning the possibility of S106 funding. The difference between projects that would and would not meet the criteria seemed illogical and the only works eligible at the Village Hall appeared to be the provision of proper disabled access. The NSC officer had also spoken with Cllr Hooley regarding the field and play area where it could be contended that increased usage from new residents would increase pressure on facilities. NSC would therefore include in the Obligation Request £30,000 to increase the capacity of the field and play equipment and to increase accessibility to the hall. Should the planning application be approved, the funding would be requested when 50% of the dwellings were occupied.

The Clerk had also discussed the possibility of funding towards the provision of an all-weather path to the centre of the village, should this not be a condition of planning permission. The Council **AGREED**

- to urge NSC to make it a condition of planning permission (should it be given) that the all-weather path should be provided prior to the occupation of any dwellings.

Clerk/22.07.16

Affordable Housing: NSC had been notified that the applicant was seeking to use the 'vacant building credit; to circumvent the requirement to provide

on-site, or make a contribution towards, affordable housing. In the view of the planning officer, it was likely that no affordable housing would be provided.

The Council was disappointed to learn of this possibility and that the number of smaller units shown in the first planning application had been reduced in the revised application and might, in fact, be removed altogether. The Council believed that smaller, more affordable units were necessary to provide a balanced community and **AGREED**

- to urge NSC to resist the use of the 'vacant building credit.'

(iv) Enforcement Cases: The following were noted:

- caravan on land at Stone Edge Batch: ongoing judicial review;
- unauthorised mobile home at 68 Clevedon Road: monitoring for removal;
- unauthorised vehicle access at 3 Jacklands Cottages: retrospective planning application submitted.

86/16 FINANCIAL MATTERS

(i) Cheques for payment

The following were approved for payment

Clerk's salary June (incl. back pay to 1 April 2016)	£236.59
Clerk's expenses June	£11.21
HMRC	£59.20
Local Councils Review (subscription)	£17.00
Tickenham Twinning Association (subscription)	£10.00
North Somerset Council (dog bin)	£14.40
Ian Trenchard (car park)	£40.00

Clerk/22.07.16

87/16 VILLAGE HALL AND FIELD COMMITTEES and VAT

Following previous discussions Cllr Woodey had researched the question of VAT. He stressed that it was important that the correct procedures were understood. He referred to HMRC Notice 749 relating to local authorities which stated that a local authority could agree with a voluntary group to set up a fund into which locally raised funds and grants could be paid and the local authority could use this fund to purchase or pay for work for the voluntary group. However, those funds did not belong to the local authority and therefore VAT could not be recovered. Advice previously received from the National Association of Local Councils followed the HMRC directive.

88/16 VILLAGE HALL REPORT

In the absence of Cllr Trenchard the Clerk referred to the minutes of the Hall Committee. Concern had been expressed about the lightweight manhole cover near the ladies cloakroom: Mr Paul Loader was obtaining a price for replacement with a heavy duty cover. With regard to rubbish behind the sheds, it was noted that some of this belonging to the Flower Show would be cleared.

In answer to a question from Cllr Hooley, the Council confirmed that regular tidying of the car park was now the responsibility of the Council. This would be considered with the preparation of the next budget figures.

The Clerk said that Mr Jim Sykes had reported a campervan in the car park and on his request it was moved within an hour.

Clerk/01.01.17

89/16 VILLAGE FIELD REPORT

Various minor work had been completed including trimming lower branches and hedges and re-locating the sports equipment to avoid excessive wear on the grass.

90/16 JEAN BURROWS FUND – VIOLETS BOOKLET
Cllr Ann Loader reported that it was hoped to have the booklet ready for printing in the near future.

91/16 CORRESPONDENCE
Tickenham School newsletters: noted.

92/16 BROWN ROCK FARM WOODLAND PROJECT
Cllr Hooley reminded the Council that Mr Adrian Brooks had offered to do small works in exchange for occasional use of the car park. The Chairman suggested that thought be given to this over the summer break and the item placed on the agenda for the September meeting.

ALL/01.09.16

93/16 DATES OF MEETINGS 2016
11th August – if needed to consider planning applications; 8th September; 13th October; 10th November; 8th December.