



Cannington Parish Council

Minutes of the meeting of Cannington Parish Council held at
7.00pm on Tuesday 14th November 2023 in Cannington Village Hall

MINUTES DRAFT

Present:

Parish Councillors: Steve Pettitt, Kym Wardhaugh, Mike Andison, Shaun Ryall, Colin Allen, Carole Taylor and Jack Popham

County Councillor: Brian Bolt and Mike Caswell

Clerk: Tina Gardener

Members of Public: 29

Representatives from Strongbox: Simon Tannahill and Bill Richardson

01/11/23 Declaration of Members' Interests

Chairman Ian Dyer declared an interest in agenda item 05/11/23 for planning application 13/23/00023

Public Session

Simon Tannahill and Bill Robinson from Strongvox gave a brief presentation of the proposed planning application for 16 houses off Brymore Way.

- They are a Taunton based company who currently build about 150 dwellings per year.
- 109 dwellings have been built at Nether Stowey
- Of the 160 houses to be built 48 (30%) will be affordable homes, a mixture of one, two and three bedrooms.
- They have sought pre-application advice and it is anticipated that the application will be submitted towards the end of November.
- A similar application in another location was previously submitted by another contractor, but was turned down on Highway grounds.
- The only highway access will be off Brymore Way, which will be a T-junction
- There is a need for 61 general housing and 53 affordable homes for Cannington.
- The development would generate a Community Infrastructure Levy (CIL) of £1.4million

Comments made from the public included;

- There is already a flooding impact on Withiel Drive – there will a 10% better from run-off from field.
- Withiel Drive is a private road – this will be taken over by Strongbox.
- Health Centre is at Capacity
- What about the capacity of the primary school?
- What about a new Village Hall
- Strongbox reneged on affordable housing at Nether Stowey – this was due to increased highway improvement costs
- Would the allotment off Chads Hill be affected?

Cllr Brain Bolt left the meeting at 7.30pm

Other Public Session comments include;

- Congratulations on obtaining agreement for a 20mph speed limit for Cannington
- The completion of the Neighbourhood Plan is now urgent.
- An increase of dog fouling in particular in Church Street, Mill Lane, East Street and Otters Brook

Council Session

02/11/23 Apologies for Absence

Apologies were received from Cllrs John Addison and Lisa Evans

03/11/23 Minutes of Annual Meeting held on 11th October 2023

The minutes of the meeting held on 11th October 2023 were agreed

04/11/23 Matters Arising

There were no matters arising not covered by separate agenda item

05/11/23 Planning matters

New planning

The first two planning items needed a response before the date of this meeting. Details were placed on notice boards and agreed by councillors via email.

1. **13/23/00014** – Advertising consent for 3 non-illuminated signs on Cannington Bypass East roundabout. **Councillors opposed this application.**
2. **13/23/00015** – Advertising consent for 4 non-illuminated signs on Cannington Bypass West roundabout. **Councillors opposed this application.**
3. **13/23/00020** – Demolition of garden room and erection of 2 storey extension at Woofington House, Blackmore Lane. After discussions Cllr Steve Pettit proposed to support this application. This was seconded by Cllr Jack Popham and agreed unanimously.
4. **13/23/00022** – Erection of extension to the east elevation of existing dwelling at Herdwick Barn, Blackmore Lane. After discussions Cllr Steve Pettitt proposed to support this application. This was seconded by Cllr Carole Taylor and agreed unanimously.

5. **13/23/00023** – Change of use of agricultural building to 2 commercial units (Classes E & B8) at Blackmore Farm. After discussion Cllr Steve Pettitt proposed to support this application, this was seconded by Cllr Kym Wardhaugh and agreed unanimously
6. **13/23/00025** – Application to determine if prior approval is required for a proposed installation of solar photovoltaics (PV) equipment on the roof of a non-domestic building at Bridgwater and Taunton College, Rodway. For information only.
7. **13/23/00027** – Works to trees covered by Tree Preservation Orders (TPO) on public space at Oaktree Way. For information only

Planning decided

1. **13/23/00016** – Variation of condition3 of application 13/22/0009 to alter building layout at Withiel Farm. **Permission granted**
2. **13/23/00017** – Demolition of Barn 1 and the erection of 4 dwellings at Chilton Trivett Farm. **Permission granted**

Planning application expected for Brymore Way

1. It was unanimously agreed to appointment a planning consultant to analyse the application on behalf of Cannington Parish Council.

06/11/23 Reports (as applicable)

1. Highways and Parking Issues
 - A property on Rodway had started to make an access on to the road. Highways have been informed and they will be contacting the resident to stop all work and apply for consent.
2. Footpaths
 - Hearing to be held on 23.01.24 re footpath BW5/2 (part) diversion order
 - Equipment sharing with Otterhampton Parish Council (OPC). Cllr Shaun Ryall had visited OPC and confirmed the equipment they had was suitable to maintenance of the footpaths and proposed we accepted their offer of sharing equipment. This was seconded by Cllr Steve Pettitt and agreed unanimously.
 - Hawkers Lane – unofficial diversion of footpath BW5/25. This has been reported to the Rights of Way team.
3. Speed Indicator Device
4. Defibrillator
 - Monthly checks to be completed
5. Village Maintenance
 - Create register of contacts for small building/gardening jobs. There has been no response from the article in November's Target
 - The Community Payback team will be asked to keep the leaves clear from the Highway, outside the College/War Memorial and outside the Doctors' Surgery in Mill Lane.
6. Hinkley Point SSG.
 - Hinkley Point A, previously managed by Magnox Ltd will now be managed by Nuclear Restoration Services, along with 6 other stations
 - Underground storage facilities for High Level Radiation waster are being investigated in Cumbria and Lincolnshire.

07/11/23 Neighbourhood Plan

- Somerset County will be contacted again to find out the delay in providing the information to enable us to complete the Consultation Statement. There is a financial incentive to get the NHP completed.

08/11/23 Capital/CIM fund projects

1. Footbridge between Otters Brook and the play area
2. Pump track – the planning application ahs been submitted to Somerset Council.

09/11/23 Financial Matters

1. **The Payments** - The following to be approved for payment

Name of Payee	Description of cheque	Cheque	Amount
Additional payments made since the last meeting: -			
Cannington Village Hall	Hire of Parish Community Room (£230.00) and Council monthly meeting (£20.00) November 2023	S/O	£250.00
Heart Internet	Exchange mailbox November 2023	DD	£12.00
BT	Phone & broadband services November 2023	DD	£61.45
Tina Gardener	Clerk's salary for October	Tfer	£1,125.65
Aly Prowse	Clerk's salary for October	Tfer	£424.04
Colin Allen	Keys for Rodway pavilion and garage	Tfer	£13.50
Somerset Council	Planning application for Rodway playing fields	Tfer	£181.00
EDF	Electricity supply to Rodway	Tfer	£355.40
EDF	Electricity supply to Jubilee Gardens	Tfer	£197.82
The following payments are due:			
Tina Gardener	Expenses - engraving, gift, union flag, rope for flag pole and bugler fees	Tfer	£129.78
Royal British Legion	Donation	3939	£200.00
Village Bakery	Buffet for celebration evening	Tfer	£169.50
Greenslades	October maintenance £1,871.10 and roundabouts £528.00	Tfer	£2,399.10

2. **The accounts for October 2023** had previously been circulated and were agreed as a true record. The balance at 31st October 2023 was £423,763.95 including reserves of £379,768.93
3. **Finance and Staffing meeting.** A meeting will be arranged once more information has been gathered regarding the devolution of services from Somerset Council.

10/11/23 Correspondence and matters to discuss

1. Cannington Combined Charity – Councillors unanimously agreed that all the current Nominative Trustees should continue in perpetuity.
2. Somerset Prepared – survey on community resilience closes 15th November 2023
3. Following on from above the emergency plan requires updating. The previous plan was last completed in 2009 and was 27 pages in length. It was agreed to produce a much more concise plan which could be distributed to all households.
4. War Memorial plaque
Cllr Mike Andison has been regularly cleaning the plaque. It was agreed for all Councillors to view the plaque after Mike has cleaned it and agree a way forward. Continual cleaning/polishing of the plaque will diminish the engraving.
 - o Bill Revans, Somerset Council – Asset and Service Devolution. Somerset Council are facing a budget deficit this and future financial years. As their precept increase is capped by Government they are looking to Towns and Parishes to take on and pay for some of the services that are important to them. More investigation of the costs is required before services can be taken on.
 - o It was noted that the War Memorial could do with a clean. The Clerk will contact Stooks Memorial for a quote.
5. Christmas
 - Cannington Christmas. It was agreed to erect the lights and Christmas tree on Saturday 25th November. The clerk will provide 'No Parking' signs.
 - Christmas competition. This was advertised in the November Target and will take place on 15th December 2023. It was agreed to allocate £60 for prizes.
 - St Mary's Christmas Tree Festival. A tree has been booked for the Parish Council.
6. North Petherton Carnival Committee.
 - It was previously agreed to loan the lighting tower to the carnival committee. Due to a change of circumstance, they did not require the tower, but thanked us for the offer.

11/11/23 Posts of Responsibility – reports where applicable

- a. Allotments –Deputy Clerk.
 - The new management policy and tenancy agreement has been prepared and circulated to councillors prior to the meeting. councillor's approval.
 - Rents to increase by 50% on 01.01.24 and a further 50% on 01.01.25. Under the tenancy agreement, a period of 12 months' notice needs to be given for any price increase.
 - Cllr Shaun Ryall proposed to accept the new policy, agreement and rent increases. This was seconded by Cllr Mike Andison and agreed unanimously.
 - Tenders have been received for essential works to trees in the allotments. Three tenders have been received from reputable companies. It was unanimously agreed to accept the lowest quote.
- b. Brook – Cllr Ian Dyer
 - Brook clearance
- c. Bus Partnership – Cllr Jack Popham
- d. Cannington in Bloom – Clerk and Cllr Steve Pettitt
 - Cllr Steve Pettitt put forward a proposal to employ/contract a local person to carry out general village maintenance work. After discussions councillors thought this was a good idea in principle. In light of the news of a budget deficit from Somerset Council, consideration will need to be made by the Finance and Staffing committee of the budget constraints for next year.
- e. Cemetery – Deputy Clerk and Cllrs Ian Dyer and Mike Andison
 - Cllr John Addison put forward a proposal to plant additional trees in the Cemetery. Councillors agreed in principle to allocate a budget of £1,500 from The Environmental Agency compensation fund.
- f. College – Chairman Ian Dyer
 - A planning application for Court House will be submitted shortly
 - The maintenance of the Walled Gardens' wall is on the agenda when a budget becomes available.
 - The college was reminded about the trees in Folly Close and the Allotments
- g. Jubilee Gardens– Cllr John Addison
 - Reduction of height of Jubilee Gardens hedge. The clerk is still to obtain quotes for this work.
- h. Playing fields/amenities – Cllrs Jack Popham and Lisa Evans
 - We have been approached by Wembdon FC to play some of their youth games at Rodway.
- i. Village Hall – Cllr Kym Wardhaugh
 - Cllr Mike Andison volunteered to be the Parish Council representative.
- j. Youth – Cllrs Kym Wardhaugh and Lisa Evans

12/11/23 Matters of Report

1. Remembrance Service held on 12th November 2023
 - It was noted that few councillors were able to attend.
 - Cllr Steve Pettitt stood in for the chairman and read out the names on the War Memorial.
2. EDF Transport Forum to be held on 16th November. Cllr Shaun Ryall will attend.
3. Dowsborough LCN meeting to be held on 22nd November. Chairman Ian Dyer will attend.
4. CPRE – Rooftop Revolution event to be held on 24th November
5. Homes in Sedgemoor open evening to be held on 28th November
6. Village Hall AGM – Chairman Ian Dyer and Cllr Mike Andison will attend.
7. SALC.
 - The AGM will be held on 02.12.23 at Somerton
 - CEO Justin Robinson will be resigning in January 2024.
8. Otters Brook
 - The wood left from when the trees were felled still need to be removed.
 - A request was made for the stone path to be replaced by tarmac. It was agreed to consider this when the new

- footbridge is installed.
- The Community Payback team will be asked to trim back a neighbouring hedge.

13/11/23 Items for the next meeting

14/11/23 Date and Time of next meeting

The next Parish Council meeting will be held at 7.00pm on Tuesday 12th December 2023

The meeting closed at 9.30pm

Signed..... Date.....