

Spaxton Parish Council – Meeting MINUTES

Minutes of the meeting held at 8:00 pm on Monday February 5th 2007 at Spaxton Village Hall.

i)	Members present: The Chairman – Mr D Jeanes, Mr J Edwards, Mr M Stevens, Mr V Massey and Mr V Hughes	Action
ii)	District Councillors present: Mr J Edney, Mr K Dyer.	
iii)	Members of the public present: Mr P Stokes, Mr & Mrs Hillman and Mr P Davies.	
	<p>Prior to the commencement of the formal meeting a public session took place. First to speak was Mr P Davies, landlord of the Lamb Inn, who expressed concern at a rumour he had heard circulating to the effect that there were plans to set up a social club, primarily for sports teams, at the Village Hall. He felt that, if true, this would have a detrimental effect on his business which, he said, had always supported not only the Village Hall but also at least one of the sports teams by way of sponsorship. He explained that his business had already been hit hard by the impact of cheap drink available from supermarkets, and he expected further detriment with the advent of the smoking ban this summer. He could not afford to lose the custom of the sports teams which, together, represent about 10% of his trade. Added to this, local people would suffer if the pub were to be forced to close, not only from the loss of the facility itself, but also from the loss of the trade and employment that it gives to local people.</p> <p>Mr P Williams arrived at 8.10pm.</p> <p>Mr P Stokes, Treasurer to the Village Hall committee, explained that he too had heard this rumour, but had no idea where it had come from. He had been distressed by it, since the misinformation had jeopardized some of the plans for the Village Hall, and he sought to reassure Mr Davies that what is actually planned is a permanent serving hatch that can be used to serve either food or drink at Village Hall functions. The matter of a social club had not even been discussed.</p> <p>At this point Mr D Jeanes intervened to say that this was really a matter for the Village Hall Committee and not the Parish Council, although he thanked Mr Davies for explaining his concerns, which would be put forward by Mr Stokes at the next Village Hall Committee meeting in March. Mr Davies was invited to attend that meeting, and accepted.</p> <p>Mr Hillman then asked to speak, expressing deep concern at planning proposals recently submitted for The Long Room, which adjoins his property. These concerns centred not only on the fact that an old, traditional building is to be replaced by a tall, modern 2-storey house, but also on the impact that the demolition of the party wall might have on his own, Grade II listed building. Further concerns encompassed the fact that the new building will encroach over the normal building line, that the garage to the new property has a roof tall enough to accommodate rooms on a second floor at a future date, that he and his wife will suffer a loss of privacy as a result and that inevitable inconvenience and nuisance will occur as a result of the construction process itself.</p> <p>Mr K Dyer mentioned that he also had expressed concern to the planning officer by letter, as a result of which the application may have to come before the planning committee, dependent on the officer's opinion following a site visit due to take place on February 6th.</p> <p>Mr Jeanes listened to these concerns, and invited Mr & Mrs Hillman to stay and listen to the Council's deliberations during the formal meeting, which then commenced, at 8.20pm.</p>	

1.	Apologies for absence: Mrs D Richards, Mr S Stretton, Mr B Porter, Mr D Joslin & Mrs L M Cartwright.	
2.	Declaration of member's interests: Mr D Jeanes explained that, whilst he is the owner of land bordering on that of Mr R Rowe, he cannot see Mr Rowe's land from his property and therefore did not deem that he had a prejudicial interest in the planning applications for R Rowe & Son being discussed later in the meeting. Mr K Dyer concurred with this view. Mr P Williams did declare a prejudicial interest in these matters, however, in view of the business relationship that he has with R Rowe & Sons.	
3.	The minutes of the meeting held on Monday January 8 th 2007 were read and approved.	
4.	<p>Mr R Adcock arrived at 8.28pm.</p> <p>Matters Arising:</p> <p>i) Village Hall porch project – Mr P Stokes gave a presentation on the plans for the project so far, which involve the conversion of the present storeroom into a wider lobby allowing easy disabled access, the conversion of the kitchenette into a small store, the transformation of the present lobby into a kitchenette and the addition of a small extension to provide necessary additional storage. Costs had been estimated at around £20k plus VAT, although some VAT allowances would be due on the portion of the build relating to disabled access, and Mr Stokes would negotiate on the rest of it. He explained that grants had already been applied for, but that even if they were 100% successful in their applications they would still fall £10k short.</p> <p>Further discussion was deferred until item 6 on the agenda.</p> <p>ii) Unitary Authority for Somerset - Mr J Edney explained that a 12-week consultation period will occur, with a decision being taken in the summer and the authority coming into force – if approved – in the Spring of 2008. Whilst the County Council supports the idea of a unitary authority, the District Councils wish to see the status quo preserved, albeit incorporating cost savings and improvements in efficiency.</p>	
5.	<p>Footpath: SALC: QHJAC: Parish Cluster Reports (as appropriate) – see footpath report, attached.</p> <p>Mr J Edwards felt, quite rightly, that it ought to be minuted that he had been asked to become Parish Path Liaison Officer at the last meeting.</p> <p>Cluster meeting – Mr P Williams attended this meeting on behalf of the Parish Council, although it was poorly attended and lasted barely 20 minutes. No real conclusion on the Government White Paper was reached.</p>	
6.	<p>Financial items:</p> <p>i) Statement of Accounts – current account £340.20 cr, capital reserve account £20,286.89 cr.</p> <p>ii) Village Hall porch project – Mr J Edwards left the room, having declared a prejudicial interest as a member of the Village Hall Committee.</p> <p>Mr D Jeanes opened the discussion by suggesting that the Parish Council donate a sum of money in order to kick-start the project, following it up with an interest-free loan should the committee fall short of the amount required. Mr P Williams ventured an amount of £5k,000 but others felt that this might be insufficient to enable significant progress to be made. Mr R Adcock then proposed a sum of £10,000, which was seconded by Mr M Stevens, and Mr V Hughes proposed £7,500 which was seconded by Mr P Williams. A vote ensued, with 3 members favouring £10k and 3 favouring £10k. It was then up to the Chairman to use his casting vote, and an amount of £10k was thus carried. Mr P Stokes assured members that if grant applications were even more successful than anticipated any surplus funds would be returned to the Parish Council.</p> <p>Mr J Edwards then returned to the meeting.</p>	

	<p>iii) The following payments were agreed: cheque no. 401 for £25.00 in favour of Mrs S E Keohane in respect of flowers for Mrs L Cartwright; cheque no. 402 for £8.94 in favour of Wessex Water; cheque no. 404 for £400.00 in favour of Aisholt PCC in respect of the customary donation for 2005 and 2006; cheque no. 405 for £700.00 in favour of Spaxton PCC in respect of their donation for 2005 and 2006; and finally cheque no. 406 for £132.50 in favour of Sedgemoor District Council in respect of the fee for the porch project planning application. Cheque no. 403 was cancelled, having been signed in error by the clerk.</p>	
<p>7.</p>	<p>Planning items: i) <u>Applications decided since last meeting</u>: None.</p> <p>ii) <u>New Applications</u>: 1/45/07/02 The Estate of Miss Mary Finch, dec'd, erection of dwelling, garage and formation of access, demolition of existing dwelling at the Longroom, High Street, Spaxton. Having discussed this at some length during the public session, members were unanimously against the proposals on the following grounds – poor access onto the High Street, loss of privacy for Mr & Mrs Hillman, adverse impact on the listed dwelling owned by Mr & Mrs Hillman, the fact that the new dwelling is of modern design and will not fit in with the surrounding buildings and the fact that the new building will encroach across the normal building line. The clerk was asked to submit these objections accordingly. Mr & Mrs Hillman left the meeting at 9.20pm. 1/45/07/01 Mr B Thomas, erection of part single-storey, part first-floor rear extension at 9 Barford Close, Spaxton – no observations. 1/45/06/28 & 29 R J & S A Rowe Ltd, erection of 2 agricultural buildings to house livestock on land at Great Holwell Farm, Merridge – Mr P Williams left the room at 9.20pm. However, there were no objections and he returned to the meeting soon afterwards. The clerk mentioned that she no longer seemed to receive notification of planning applications decided, and was asked to take this up with Sedgemoor District Council.</p>	<div data-bbox="1353 741 1449 813" style="border: 1px solid black; padding: 2px; text-align: center;">SK</div> <div data-bbox="1353 1077 1449 1149" style="border: 1px solid black; padding: 2px; text-align: center;">SK</div>
<p>8.</p>	<p>Correspondence received: circulated at the meeting.</p>	
<p>9.</p>	<p>Matters of report & items for the next meeting: Mr P Williams noted that the future of the village Post Office appeared bleak, reporting that the postmaster himself had expressed doubts about his future. Members were entirely sympathetic, and asked Mr V Hughes to write an item for Community News asking everyone in the village to make good use of the Post Office and shop or risk losing the facility. Mr D Jeanes mentioned that Ken Edwards was making good progress with the skate park, and had obtained sponsorship from a local tarmac company. There might also be the possibility of obtaining extra concrete seating from the same company, and members would be kept informed of progress.</p>	
<p>10.</p>	<p>Date & time of next meeting: Monday March 5th, and Monday April 3rd, both at Spaxton.</p>	
	<p>The meeting closed at 9.50pm.</p>	