

**MINUTES OF THE MEETING OF CORFE PARISH COUNCIL
HELD ON TUESDAY 7TH JULY 2015 AT 6PM**

PRESENT: Cllr Mr J Harrison (Chairman), Cllr Mr B Lenthall (Vice Chairman), Cllr Mr C Brown, Cllr Mr C George, Cllr Mr K Brown, Cllr Mr D Bradbeer, Cllr Mr J Jackson. Cllr J Williams TDBC, Mr D Royle (Treasurer, Village Hall Committee) and 11 members of the public.

3093: APOLOGIES FOR ABSENCE.

None.

3094: DECLARATIONS OF INTEREST.

Cllr Harrison – Almshouse Trust.

Cllr C Brown – Village Hall Committee.

3095: MINUTES OF MEETING HELD MAY 19TH 2015.

The Minutes, having been circulated prior to the meeting, were accepted and signed as an accurate record.

3096: MATTER ARISING FROM THOSE MINUTES.

None.

3097: S106 FUNDS/EXPENDITURE AND VILLAGE MEETING.

Cllr Harrison summarised that a set amount of funding was available under specific terms of the S106 Agreement for a ‘play area’ and a ‘recreational area’ and the Parish Council is seeking suggestions for expenditure. The need for a village meeting was discussed. Cllr K Brown informed the meeting that the trigger point had been reached for the first release of funds, which are available for five years. It was important for the village not to have false expectations of what can be purchased and ideas should be within the parameters of the definition of ‘recreational facilities’ etc. The village should be engaged in such discussions especially families with children.

Cllr George: It was important to obtain clarification of specific definitions within the contract e.g. would the ‘enhancement’ of ‘recreational facilities’ include an outdoor toilet for use when the hall was locked.

Cllr J Williams explained that as custodians of the funds TDBC must ensure the expenditure is to the strict letter of the agreement. Cllr Harrison had approached the developers who would have no objections to the village’s choices for expenditure.

ACTION: The S106 Contract would be published on the village website. Cllr Harrison would obtain written confirmation from Compass (developers of Newton Court) covering their willingness to approve the Council’s choice of expenditure. Cllr George and Cllr Harrison would research further to present clear terms at September meeting, with a village meeting to follow.

3098: VILLAGE AND FIELD FLOODING.

Cllr Harrison raised this issue now ahead of the winter. He summarised how Chris Pickles and Neil Bailey had been part of a village Flood Team examining the issues and potential solutions. Cllr Lenthall had cleared ditches and the problem field had been cross ploughed. Last winter was relatively mild but it does not take much rainfall for the surface water to enter the road. He invited Chris Pickles to report on progress.

Chris explained that the immediate problems for Meadow House and Meadow Edge had been solved by the ditch clearance together with the bund and a new garden wall. He

expressed concern that the new build on the main road has a new dropped kerb. Engineering solutions have been explored but a soakaway was unsuitable due to the heavy clay soil and a purpose built holding tank with gradual release of water would cost in excess of £20k. There is an existing field drain but it may be beyond repair and where it flows to is still uncertain. It would be unacceptable to divert the problem on to other privately owned land. Water management of the existing situation is key.

Cllr Lenthall: Even if cross ploughed again the field may be reseeded in the autumn. The area of concern was private land and heavy farm machinery contributed to the compaction of the soil. Surface water was often seen running from many gateways onto the main road. He recommended further investigation into clearing the drain properly if this was indeed connected to a drain on neighbouring land but diverting the flow elsewhere must not happen. Cllr C Brown was concerned as to funding such works as the Parish Council could not afford it.

ACTION: Cllr Lenthall, Cllr Bradbeer and Cllr Harrison would help with further exploratory work once the existing crop was taken off.

3099: TREE AND HEDGE PLANTING QUEENS ACRE.

Cllr Lenthall believed too much tree and hedge planting had taken place in Queens Acre and proposed that there was no more. David Royle explained that the recent hedging won in a competition had only been planted on the inside of the rear fencing, not behind existing trees, and allowed for access gaps to the field for retrieving balls. There was no intention to remove anything that had been recently added.

Cllr Lenthall stated there was too much cover behind the playground.

Cllr Harrison explained that area was overgrown and no additional planting had been made there for a long time.

Cllr K Brown thought that the chestnut trees near the parking end could succumb to disease and leave just the new oak in that area.

Cllr Lenthall was concerned about the cost of long term maintenance.

ACTION: Cllr C Brown would express these concerns to the Village Hall Committee.

3100: 'HELPING HANDS' REGISTER.

Cllr K Brown outlined how the idea of a list of volunteers willing to help out others in the event of sudden and unexpected problems which could include loss of power supplies, and urgent transport, or simply making contact with a third party to assist. Similar schemes had been introduced in other parishes at little or no cost. Cllr K Brown sought the backing of the Parish Council for this idea. Cllr Harrison and Cllr Bradbeer raised the issue of insurance and health and safety if repairs were conducted. Cllr Lenthall stated that this was an extension of being neighbourly which the village already was. Cllr K Brown stated that individuals present at the Corfe Lifts Annual Meeting had welcomed the idea and were likely to utilise it. The Parish Council agreed that it was a good idea and should go ahead.

ACTION: Cllr K Brown would draft an item for the website, to seek volunteers.

3101: DEFIBRILLATOR

Cllr Harrison stated that a reconditioned defibrillator with guarantee would cost £600. The best location would be the village hall but would defeat its purpose if inside when the hall was locked, as it should be accessible to the village and not just users of the hall. Cllr C Brown expressed concern about the culpability of people using it. Concerns were also expressed about the risk of vandalism.

PUBLIC COMMENT: Andrew Moloney could provide Councillors with photos taken of one at Wiveliscombe Rugby Club, in a securely mounted metal box, with keypad

access via a 999 phone call. The Clerk had received training at work and explained that the step by step verbal instructions from the machine were very easy to follow. Chris Pickles stated that if one life were saved at a cost of £600 then the expenditure was worthwhile.

ACTION: Cllr Harrison would research possible installation sites.

3102: REPORTS OF PORTFOLIO HOLDERS.

- **PLANNING** – Cllr K Brown detailed two new applications.

Feltham Park Farm: ‘Outline permission’ was sought this time, establishing the right for a dwelling on the site without detailed particulars. Corfe PC is only a consultee, the site is in Otterford. The application stated the need for the permanent presence on site of a farm worker. Such grounds have previously been used as a means of securing new dwellings within the AONB which under normal terms of development would not be permitted. Permission for a temporary mobile home was due to expire. An agricultural tie could be difficult to enforce if the land became unviable in the future. It was agreed that any building should be commensurate with the needs of the agricultural land i.e. not a large 4 bedroomed dwelling. Cllr Williams: The assumption is against development in open countryside unless a clear need. Planners will require a good business case. Cllr Lenthall: the existing farming operation does not justify a large dwelling.

ACTION: Submit observations to TDBC that dwelling should be modest and in keeping with the size of the farmed area and should not set a precedent for building in the AONB.

The Old Vicarage: Permission sought for change of use of part of dwelling to tearooms. Only one objection lodged with TDBC based on the use for wedding receptions; however Mr Hosie confirmed this was no longer part of the application. Concerns had been raised regarding access and parking but in the course of meetings with the applicants the PC considered this has been adequately addressed. The Council welcomed the venture as a benefit to the village for use not just by drivers but also walkers, cyclists and residents. Parking provision had been made within the property’s boundaries. The applicants confirmed that the entranceway would be altered to allow for turning of vehicles and a sign would be displayed once their car park was full.

PUBLIC COMMENT: Concerns were expressed that there had been a lack of prior information and the venture could act as a precedent for further commercial development. Residents were concerned that parking would overflow on to Mill Lane and the cul-de-sac and cause obstruction without the applicants being able to control it. The enterprise might have an adverse effect on the viability of the village hall. Objections were raised to the hosting of wedding receptions. Comments were made on the dangers of crossing the road in this location.

Cllr K Brown addressed the issues raised: any expansion in to other activities would require further consent. The planning notice had been clearly displayed and TDBC had contacted immediate neighbours. The current proposed hours are 3-4 days a week, 10am to 4pm. The TDBC website did not yet reflect the withdrawal of use for receptions but the applicant confirmed such a letter had been submitted. The PC has a duty to represent the views of local people but TDBC makes the final decision.

ACTION: The application was supported by the Council and public objections heard this evening would be reflected in the PC’s observations to TDBC.

- **HIGHWAYS** Cllr Lenthall: several patches had been marked for attention, including outside the pub. A damaged manhole cover in the pavement had been repaired.
- **RIGHTS OF WAY:** Cllr Bradbeer was taking on this portfolio. Entrances to footpaths had been cleared.

- **WEBSITE/SOCIAL MEDIA:** Cllr George: the new website was receiving 200 hits a week and had generated £70 income from advertising. People were embracing the village's social media sites.
- **SPEEDWATCH:** Cllr C Brown repeated his call for volunteers. Due to other commitments he was unable to report at this time on previous actions and this was deferred until September.
- **VILLAGE HALL:** David Royle reported that the committee was following up quotes for a new hot water system to improve pressure and instant hot water for both the kitchen and the sinks. The tidy-up of the hall, inside and out, has been delayed until September and the committee was seeking volunteers to assist.

3103: FINANCES

Balance: £5611.51 (incl Village Gateway £3327.87)

Pending VAT claim: £73.76

Income: £70 received for adverts on village website

Payments pre meeting: Parsons: £110.66 (May cut)

Payments to authorise: Parsons: £110.66 (June cut)

Clerk's wages: £200.

3104: REPORTS OF BOROUGH AND COUNTY COUNCILLORS

Cllr Williams reported that Taunton is changing dramatically. Quantock House on Paul Street is due for demolition and a new care home will be built on the site. The former Taunton Youth & Community site opposite Tesco was to be developed in to a large Lidl, their current site would be redeveloped for housing.

TDBC is moving to County Hall and the proceeds of the sale of Deane House would be invested in services.

Cllr K Brown expressed his disappointment with the repeated non-attendance of the County Councillor at the PC meetings and praised the regular attendance of Cllr Williams.

3105: CORRESPONDENCE.

The Clerk had received notification from Andrew Moloney of a Comedy Night to be hosted in the village hall in late autumn. More details would be circulated to the village in due course.

Cllr K Brown had attended a TDBC meeting about the Community Infrastructure Levy. Corfe was unlikely to see the scale of development necessary to receive the CIL (£100 per dwelling) and S106 would still apply. The presentation had been circulated by the Clerk.

3106: ANY OTHER BUSINESS

- **Village Hall Insurance.** Cllr Harrison recommended that research in to the possible cost savings in combining the two policies held for the hall itself by the VH Committee and the exterior/public liability by the Parish Council, at present approx £1100 p.a. The current insured rebuild value of the hall is £320,000 which Cllr George considered extortionately high and reflected the rebuild of a £500k dwelling not a structure such as the hall. It was generally agreed that it would not cost £320k to rebuild the hall and that the valuation could be affecting the premium. David Royle stated that there had been two policies for over 20 years probably for good reason. The Council had recently renewed but was in the final year of a tie-in for reduced premiums.

ACTION: Cllr Harrison and Cllr George would explore this further.

- **Sale of land** on Corfe Hill opposite Pickeridge Farmhouse. This 3 acre plot had recently sold at auction for £60k. The intentions of the new owner were not known but the land use could be of future concern.

There being no further business to discuss the meeting closed at 7.50pm.

Date of next meeting – Tuesday September 1st 2015 at 6pm

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J Harrison (Chairman)

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Louise Mackley (Clerk)