

KENN PARISH COUNCIL

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MINUTES of the Kenn Parish Council meeting, Monday, 7 October 2013 held in the Village Hall, Kenn St, Kenn Meeting commenced at 19:30 and concluded at 21:00

PRESENT Cllr Sheila Naish (Chairman in the Chair) Cllrs Kate Hatcher; Wilf Bessant,
Stephen Brain, Jon-Paul Humberstone, Cheryl Quinn, Robert Treble

IN ATTENDANCE Clerk; Eleanor Wade

19:30 Items raised during Public Participation

In attendance were 6 local residents also North Somerset Cllr Jill Illes.

North Somerset Cllr T Moulin and Lorraine Bush (Liaison Officer) had sent their apologies.

Hinkley C Observations were made regarding some suggestions that national grid cabling should be located underground. The work to create the installation trench would be disruptive both to landowners and the environment, also when it is completed there would still be a permanently wide cleared area for access and maintenance.

Drum & Monkey public house Café License A general discussion took place on the outcome of this license application and aspects of the hearing etc.

Orchard Farm Owners for the past 22 yrs, 12 of which had been spent living in temporary accommodation, gave details of plans to build a cottage and their discussions with the Planning Authority about this.

13/127 Apologies for Absence none

13/128 Declarations of Interest (1) Cllrs S Naish & JP Humberstone declared an interest in agenda item 20 (min 13/151 below), (2) The Clerk declared an interest in agenda item 50 (min 13/159 below)

13/129 (1) Minutes of the Council Meeting – 3 June 2013

Resolved: that the minutes of the meeting be approved as a correct record

(2) Minutes of the Special Council Meetings – 9 July & 1 August 2013

Resolved: that the minutes of these meetings be approved as a correct record.

13/130 Additional dog bin at Kenn Pier (requested at the Annual Parish Meeting) (min 13/85)

The Clerk reported contacting NSC to enquire if they still provided a supply and installation service and, if so, the costs. The Clerk also advised suppliers have a range of various types of bins, but for a bin which would last, eg not easily rust or be damage, the cost would be £190–£250, plus £60 for the post and fixing, plus £90 approx for concrete and installation. Ongoing emptying cost of £120 per yr.

Agreed: to defer this to the next meeting to,

(1) await information from North Somerset Council on possible provision and installation,

(2) Clerk to collate some firm prices from suppliers and installers,

(3) put an article in the Kenn News & Views inviting resident's views on this proposal

13/131 Electoral Review of North Somerset Ward Boundaries (min 13/88)

(1) Local Government Boundary Commission's (LGBC) draft recommendations to North Somerset Council were along the lines of Kenn Council's preference to remain in Yatton Ward. **Noted**

(2) Comments invited by the LGBC in these recommendations, deadline 18 November

Resolved: to respond to the LGBC that Kenn Parish Council support their draft recommendation.

13/132 Free Summer Plants (min13/115)

Cllr Quinn reported on discussions with NSC Highways to enquire if planters could be used for traffic calming, however this would not be possible. Also if planters were placed on pavements areas care would need to be taken not to cause an obstruction to all users. To prepare for next summer by;

Agreed: (1) putting an article in Kenn News & Views asking residents for their suggestions on planters locations around the village, also asking for people who would be willing to look after these,

(2) give some thought as to winter planting for the planters and how to fund this,

(3) obtain some prices of planters for consideration at the next meeting.

13/133 Waste Amnesty (min 13/122)

The organisers of this event were offering to do a one-off in the Village Hall.

Agreed: advise Kenn will not take part this year but would be interested if it is repeated next year.

Aspects of the License Hearing were recalled. Details of the formal decision had not been received.
Agreed: put this item on the agenda of the next meeting if the decision has not been received.

Planning Applications

13/135 13/P/1656/LB 1 Lake Farm, Colehouse Lane, Kenn – Alterations/repairs to include excavation installation of French drains outside walls to 2 soakaways, installation of an oil-fired boiler with flue, installation of oil tank in screened area, new window to hall and glazed panel to kitchen door.

Resolved: No comments on this application.

13/136 13/P/1729/O Land to the west of Kenn Rd bounded by former railway the M5 and Colehouse Lane Kenn – Outline application for the development of a business park comprising B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) including access arrangements with appearance, landscaping, layout and scale reserved for subsequent approval.

Members had viewed the current plans in detail and also recalled aspects of the previous application which had caused concern, one of which being the location of the site entrance. It was further considered that on the last occasion this site had been the subject of outline planning the Parish Council had not been involved in the discussions relating to the Section 106 agreements. It was;

Resolved: the comments of Kenn Parish Council to the **Planning Authority** on this application are;

- VERY CONCERNED about the proposed location of the site entrance/egress in relation to Kenn Road and pre-existing conditions, which are;
 - (1) limited/obscured visibility due to a hill brow & incline created to form the bridge over the motorway
 - (2) and since the last application an increase in traffic flow/movements in this area.

REQUEST a site visit to view the proposed site access location
- CONCERN that the flood risk of this site has altered since the last application and there is a need for this to be reviewed.
- CONCERN the parking shown on the plan is inadequate and that there must be sufficient on-site parking provision for each of the units to;
 - (1) accommodate completely both the regular and visiting vehicles for each site,
 - (2) therefore ensuring the access route through the site does not become narrowed by overspill parking
 - (3) as this limits the ability of large delivery vehicles to reach their drop-off or pick-up destination.
- REQUEST consideration as to a formal pedestrian entrance/egress at an appropriate location on the Colehouse Lane boundary of the site, to avoid an informal one being created, along with pavement provision on Colehouse Lane and Kenn Road towards Clevedon.
- REQUEST good direction signage to ensure vehicles (especially lorries) exit the site correctly for the motorway, ie not mistakenly turning in a southerly direction onto small roads through villages etc.
- **SECTION 106 and/or CIL** – REQUEST a survey is carried out with regard to installing a storm drainage provision/system from Kenn Street and draining into the Kenn River to avoid future flooding in the village. Also that S106/CIL provision is used to fund and complete the works.

It was considered some aspects of the application/permission were better discussed directly with the site developers. It was;

Resolved: to discuss the possibility of a **Unilateral Undertaking** for a Community Project with the Site Developers. To start this process by inviting them to attend the next scheduled meeting.

13/137 13/P/1801/F Land adjacent to The Cottage, Duck Lane, Kenn – Removal or variation conditions 8,9,10, & 11 of permission 08/P/0771/F to allow the B1 unit to be used as ancillary accommodation.
Resolved: No comments on this application.

13/138 Planning Decision Notice

Details provided on the Planning Authority's decision regarding application; **13/P/1293/F** Warrens Holiday Village for the erection of an extension to existing restaurant facilities – permission granted. Cllr Jill Illes provided information that further enforcement action had been put on hold until the outcome of the Appeal was known.

Members noted NSC's list of current enforcement cases sent to Town/Parish Councils.

Request: the following is removed from Clevedon's list and is listed under Kenn; Kenn Court Farm, Kenn Road, Clevedon Unauthorised works to a Listed Building

13/140 North Somerset Council's Core Strategy Update

Following legal challenge on their Policy CS13, which sets out the scale of new housing within North Somerset, this has been returned for re-examination. Also 8 other policies, as any change to housing requirement may also effect these policies. With the exception of these policies the plan remains adopted. If this process finds the housing requirement should be increased and if this has any effect on any of the other remitted policies then the potential impact on these other policies will be re-examined at a later date. Further consultation will take place on any changes. **Noted**

13/141 North Somerset Council's Planning Application Information Document

This list had been supplied by NSC in response to requests from Parish Councils who were unsure what letter/s at the end of planning applications referred to; eg CA – Conservation Area, LB – Listed Building, TPO – works to a tree with a Tree Preservation Order, etc. **Noted**

13/142 Free Mapping for Town/Parish Councils

NSC's are offering all Parish Councils access to the internal mapping system. Earthlight, used by officers and Councillors free of charge, offers a visual and interactive way to access a wide range of up to date information. It can be used to view, search, annotate and print your own maps.

Agreed: This may be useful, to follow it up further and/or apply.

13/143 Telephone Box

Members felt that more of a community use should/could be made of this village asset.

Agreed: (1) to remove the seedling Ash tree that had established itself over the summer.

Aslo to put an article in the Kenn News & Views;

(2) to ask for ideas, ways of finding uses for and/or to decorate the inside of the box and

(3) run a competition; invite village children to design an A5 picture with a Christmas theme to display in the glass panels. Kenn Parish Council to provide a book token as a prize.

13/144 Christmas Tree on The Green

Robin Mackay was again willing to provide the lights. He had obtained low energy lights/bulbs to decorate the tree and would again allow this to be plugged into his electric supply.

Agreed: Cllr Treble will source the tree and arrange for its delivery. Parish Council will write to Robin to thank him for his offer and to John Ball to ask if he would also like to assist again this year.

13/145 Jubilee Tree

Cllr Quinn recalled that it had been agreed to plant a tree and the action was still outstanding.

Agreed: Cllr Treble will source the tree and arrange for its delivery. Cllr Quinn will make arrangements for the planting the tree on The Green and to possibly invite local children to assist.

13/146 Spring Flowering Bulb Planting

This had been an ongoing project; however, it was difficult to recall the current planted locations.

Agreed: to defer any further planting until a survey has been carried out during Spring 2014 to ascertain and record where existing bulbs are planted. Organise a working party to carry this out.

13/147 Verges and Hedges

(1) Details were given of overgrown areas within the parish boundary and concern expressed at the problems this causes.

Agreed: Firstly to make enquiries at NSC as to the areas maintained by them. When this is known it will be possible to know the areas of responsibility (local authority or landowner) with regard to verges, hedges and reams both in the village and on the moors.

(2) It was also recalled that within various legislation, eg Wildlife & Countryside Act 1981, The Hedgerow Regulations 1997, to ensure wildlife is not killed or disturbed care should be taken to

avoid trimming hedgerows etc between 1 March and 31 July.

Agreed: to contact the local authority each year prior to these dates, to ensure Kenn is included in any maintenance cutting schedules programmed.

Cllr Treble offered to provide the Clerk with email details of his contact in North Somerset Council.

13/148 Conclusion of the Audit of Accounts for Financial Year 2012/2013 (mins 13/99 & 13/100)

Grant Thornton have carried out the annual audit and sent their Annual Return. 'Section 3 External auditor certificate and opinion 2012/13' had been completed and they had no items they wished to raise, comment on or highlight for the attention of the Council.

The Notice of Conclusion of Audit had been displayed for the 14 days required, along with copies of Sections 1,2,3 as submitted for audit. Information was also provided; *as the income and expenditure for the year ended 31 March 2013 are both less than £10,000 there is no flat rate audit fee payable. There are no additional fees. Kenn Parish Council's total fee including VAT will be £0.* **Noted**

13/149 Accounts for Payment and Annual Internal Audit

Members considered the details provided in the Clerk's Report.

Resolved: to approve the accounts for payment as detailed.

13/150 Defibrillator Funds (min 13/91)

Updates on the current fundraising efforts were provided. The Clerk was requested to check the tin at the Drum & Monkey. Also a letter to be prepared, inviting local businesses to contribute.

13/151 National Grid Consultation Hinkley C Connection

As the proposed route through the Parish follows the existing route there is little to comment on.

Resolved: to support the new 'T' design of pylons as they would appear to have less visual impact than the current design.

13/152 Neumann Report Hinkley C Connection

Wraxhall & Failand Parish Council had commissioned this report and incurred additional cost due to the time taken to resolve questions on National Grids calculations. They were hoping, as the report does open up the possibility of a realistic alternative, that parishes along the route may feel mindful to contribute a small amount to the extra cost (over and above their budgeted sum) of £6,500.

Resolved: Not to make a contribution towards the additional costs.

13/153 Flood Risk Members received information on various aspects, initiatives and meetings.

13/154 North Somerset Council & ALCA Liaison meeting Information noted.

13/155 Parking on the pavement – Kenn Road

The Chairman reported on an email received by her, also local concern that people had to walk in the road to negotiate a route around these vehicles. Cllr Naish would contact the Community Police Office and request that this is checked up on.

13/156 Correspondence received and a request was made for details of various document listed.

13/157 Exempt Business – Exclusion of Public & Press

Resolved: in view of the exempt nature of the business about to be transacted the press and public be temporarily excluded from the meeting (minutes 13/158 & 13/159) for the following reasons;

1. Para 1, Section 2 Public Bodies (Admission to Meetings) Act 1960
2. Para 1 of Part 1 of Schedule 12A of Local Government Act 1972.

13/158 Clerk's Hours Review (min 13/108) The Clerk's survey carried out during July-August was given consideration. Various inquiries were made of the Clerk who responded it seemed over a month the hours worked out to an average of the existing hours. **Agreed:** to make no changes at this time.

13/159 ALCA/NALC Payscales Details had been provided on the national agreement.

Resolved: for the purpose of Audit recording; the salary of the Clerk will be increased in line with the agreement - Spinal column scale 17, pro rata 5/37 hrs per week.

Chairman

Date.....