

**STOGURSEY PARISH COUNCIL**  
**DRAFT - MINUTES OF THE MEETING HELD ON TUESDAY 11 SEPTEMBER 2018**  
**IN THE VICTORY HALL, STOGURSEY**  
**SUBJECT TO APPROVAL AT THE NEXT PARISH COUNCIL MEETING**

**PRESENT:**

Cllr A Searle, Cllr James Brereton, Cllr Jill Dillamore, Cllr Chris Ford, Cllr Sue Goss, Cllr Susan Jones, CCllr H Davies, Gillian Orchard (Clerk), and 12 members of the public (10 left after the PPSS presentation)

**GEOFF COLES**

At the start of the meeting, attendees stood for a minutes silence in respect of Geoff Coles who very sadly passed away on 26 August 2018. Geoff spent many years as a valued and respected Parish Councillor, and become a very good friend to many members on the parish council and in the parish. We send our sincere condolences to his family.

**PRESENTATION BY LIDIA BOSE (EDF) PROPERTY PRICE SUPPORT SCHEME**

Lidia Bose attended the Parish Council meeting to speak about the Property Price Support Scheme (PPSS) (**which is only open to the residents living in the hamlets; Shurton, Burton, Wick and Stolford**). She explained that the original scheme has been in operation since 2012 following concerns that residents felt they would lose value on their property and be unable to sell because of the construction of HPC. Following a consultation, the main 3 issues were a. Property sales would be impacted; b. the potential to lose value; c. and the increased level of noise.

Two schemes were devised – the Noise Insulation scheme which is still in operation; and the PPSS which was designed to allow people to move if their property did not sell. EDF Energy will buy a property or make payment for any losses resulting from the impact of the construction of HPC. When the scheme started, there was a lot of uncertainty and uneasiness about the construction of HPC, and property values were guided by the 2008 index link. Now EDF Energy will pay for the difference of value of the property 'with HPC' or 'without HPC' if marketed for 6 months and sold on the open market, plus pay an additional £5k removals contribution. So far 32 houses have been sold, EDF have bought 17 of them. Some owners have applied for and received loss of value, others have received the £5k. Proof that a property has not sold because of the impact of the construction of HPC is to be provided by an Estate Agent report.

The original DCO stated that EDF would offer, on a discretionary basis, to purchase or rent properties that did not sell. It did not state that owners had to prove they were unable to sell because of the impact of HPC, just that if they were unable to sell or wished to leave for other reasons. A lot of emphasis was put on the PPSS, an altruistic scheme which was heavily promoted by the DCO. Some houses have been purchased by EDF on this basis. The main criteria has always been that loss of value is payable as a result of the impact of the construction of HPC, however, other factors are also taken into consideration. It is at EDF's discretion to make the decision whether houses are purchased – it is their aim is to help owners to move if they wish. Until September 2016 when the financial investment decision was made, there was uncertainty of whether the build would go ahead. Now that the impact is known, there have been changes to the scheme, although it is appreciated there may be other unknown impacts as the work continues.

The process of operating the scheme has changed and Option agreements have been removed. If a property is marketed for 6 months and unable to sell, EDF's valuer will value the property, the case is then presented to the Independent Commissioner who reviews the case. If the difference between the two values is more than 10%, the District Valuer will be called in. This information is outlined in the Main Site Forum booklet and outlined in letters to applicants.

In summary the PPSS remains the same, it is the process used to deliver the scheme which has changed – the option agreement and the 2008 index linking element has been removed. The Noise Insulation Scheme continues and owners can still apply for double glazing. Following the Main Site forum, an update letter was sent to eligible registered owners – however not everyone received them. Eligible owners should contact Lidia Bose who will send them a copy.

**PUBLIC FORUM:**

A resident asked when the proposed work regarding flooding at Little Water Farm and Newnham Farm is due to start. A scheme is in place with the SRA who has funding for the work (kerbing the roads), however there was a query from Fairfield Estate, and the two parties were consulting. The clerk will contact the SRA to find out the latest state of play. **Action: Clerk**

**58/18 APOLOGIES FOR ABSENCE:**

Cllr J Ody, Cllr I Elenor

**59/18 MINUTES OF THE PARISH COUNCIL MEETING HELD ON 10 JULY 2018**

1. The minutes were proposed by Cllr Morgan, seconded by Cllr Ford and AGREED for signature by the Chairman as a true and accurate record of the previous meeting.

**60/18 DECLARATIONS OF INTEREST AND DISPENSATIONS:**

Cllrs Morgan & Goss – Planning item (any discussion regarding the application for additional houses at Paddons Farm).

#### **61/18 COUNTY COUNCILLOR'S REPORT:**

County Councillor Davies sent his apologies, he was attending the information and debate on the proposal of 'Savings'. He provided a note for the Clerk to read.

1. Draft proposals for savings include reducing winter gritting and hedge cutting; removal of administration funding from the four district Citizens Advice Bureau services; changes to the Learning Disability Contract, region of 130 staff posts removed - there is much more 76 in total.
2. Following the proposal to close two Park & Rides, Taunton Deane has now agreed to fund for twelve months. The EDF Energy Park and Ride at Washford is now in operation – this will hopefully reduce or cut fly parking.
3. Taunton Transport Strategy – Consultation (Connecting our Garden Town) is now open.
4. Cllr Ford commented that 'savings' also include cuts in funding for Youth Clubs which will have a serious impact on Stogursey Youth Club.

#### **62/18 DISTRICT COUNCILLORS REPORT:**

Cllr Morgan

1. A meeting was held to appoint the CEO of shadow council and new councils that merging – rubbing stamping the appointment of statutory officers.

Cllr Goss

2. Phase 1 of recruitment process for new council has finished – there are 22 redundancies out of 659. New operating model expected to be more efficient and save £1.3m, staff cutting is part of saving.
3. HPC news. Cllr Goss met with the Transport Operations Manager: a review of bus routes have been completed and we should notice up to a 61% reduction of buses through Stogursey. Buses from Washford that are not picking up passengers, will be redirected to travel along A39 and C182. Cllr Searle commented that he has noticed that minibuses are being used on weekends.
4. The issue of the relocation of the Knighton noise monitor continues. Although sheltered behind farm buildings, it is still in operation but does not pick up noises well. Movement to the new location (found approx. 9 months ago) has been delayed further due to electrical connection problems with installing in new location. They hope to have a connection by second quarter of 2019.
5. New gates have been installed on the southern boundary lands which has rerouted some coastal paths, because although not a bridle way was used by horse riders, however single latch gate were installed (and not the expected Bristol gates) and horse riders are still using the path as they are able to open the gates.

#### **63/18 HINKLEY POINT POWER STATIONS (GENERAL):**

1. Cllr Morgan reported that EDF going to court in relation to the recent accident

#### **64/18 HINKLEY C COMMUNITY IMPACT MITIGATION (CIM) UPDATE:**

1. **Village Hall.** A grant of £15k was received from Fairfield Estate, the trustees are still waiting for a reply from Sport England. Cllr Morgan wished to express a thank you the number of people around the village are fundraising for the Victory Hall build and to those who helped to decorate the Youth Club. Cllr Ford commented that he has been waiting to hear from HPC following their request to Hinkley Help, however they have had to go ahead to complete the work during the school holidays.

#### **65/18 PLANNING:**

1. 3/32/18/016 - Extension of porch on the west elevation, 34 Lime Street, Stogursey TA5 1QT – SPC RESPONSE SENT
2. 3/32/18/017 - Wick Park Cottage, Farringdon Hill Lane, two-storey extension TA5 1TJ - GRANTED
3. 3/32/18/019 - Retention of two existing caravans for a combination of different occupants (seasonal farm workers, Hinkley Point C construction staff and tourist accommodation) Upper Cock Farm, Stogursey TA5 1TS - SPC RESPONSE SENT
4. 3/32/18/020 - Change of use, with erection of two storey extension to the side of part converted barn (residential) to 19 letting rooms. Building to the north of Headweir House, Wick, Stolford, Stogursey TA5 1TL - SPC RESPONSE SENT
5. LID/32/18/001 - Conversion of light industrial to dwelling house and light industrial. Lawson Burgage, Stogursey, TA5 1QL – REFUSED (May need to request enforcement as a mobile home is currently on site)
6. 3/32/18/021 – Ridgeway Lane, Erection of extensions to agricultural buildings for the housing of livestock, Land 7338, Ridgeway Lane, Stolford TA5 1 – Awaiting site visit
7. 3/32/17/012 - Variation of condition No. 22 (approved plans) of application No. 3/32/07/008 to increase the total number of permitted dwellings from 59 to 66 (Planning Committee 30.8.18, decision deferred to 24.9.18). Await SPC site visit to respond collectively on the new plan.
8. EPR/XP3321GD/A001 – EA – Water quality Consultation on environmental permit application Hinkley Point C. Discharge of treated sewage from the end of the jetty. EA /DC response that this is acceptable. SPC Comments sent to consider that although not a designated beach, residents do bathe at Shurton Bars.

Cllr Morgan proposed a site visit to Paddons Farm before the Planning Committee meets on 24.9.18. Site visit planned for Sun 16.9.18 at 10am, to revisit repositioning of play area, and make a decision based on new position. Councilors will go onto Lawson's Burgage and Stolford.

The following applications refer to Peadon Farm, Peadon, Stogursey TA5 1JH.

9. 3/32/18/022 - The resurfacing of an existing 2210spm agricultural Stone yard to a concrete surface.
10. 3/32/18/023 - Erection of a 32m x 6m lean to building off the adjoining silage clamp to be used as a general agricultural storage building
11. 3/32/18/024 - The erection of a 25.5m x 9.14m double apex silage clamp to extend the existing undercover silage clamps on site.
12. 3/32/18/025 - The erection of a 32m x 4.95m building to cover an existing open concrete yard. To be used as a general agricultural storage building.
13. 3/32/18/026 - The erection of a 34.30m x 9.14m building to cover an existing open concrete yard. To be used as a general purpose agricultural storage building/livestock building.
14. 3/32/18/027 - Erection of a 25m x 8m building to cover open concrete yard to be used as a general purpose agricultural storage building/livestock building
15. 3/32/18/028 - Erection of a 36.60m x 36m agricultural building to cover open concrete cow yard and slurry pit
16. 3/32/18/029 - Erection of a 36.60m x 25m agricultural building to cover an open concrete cow yard and slurry pit
17. 3/32/18/030 - Erection of a 36.60m x 4.57m agricultural building to cover an open concrete cow yard and slurry pit
18. 3/32/18/031 - Erection of a 32m x 8.40m monopitch agricultural building to cover an open concrete cow yard
19. 3/32/18/032 - Erection of a 41.15m x 13.72m agricultural building to cover an open concrete cow yard and slurry pit.
20. 3/32/18/033 - Erection of 38.10m x 13.72m undercover silage clamp. Durborough Farm, Durborough Farm Lane, Stogursey, Bridgwater, TA5 1LA

Councillors were impressed with the environmentally friendly plans and detailed information that the applicants provided

#### **66/18 BURGAGE RD PLAY AREA:**

1. Maintenance Contract. Somerset Landscapes are unable to provide a maintenance contract. The clerk has contacted Greenslades for a quote and is in touch with Sovereign to see if they can provide a cheaper quote. She will report back at the next meeting. **Action: Clerk**

#### **67/18 MEETING REPORTS:**

1. 12.7.8 – WSFG. No report, Cllr Elenor unable to attend.
2. 18.7.18 – MSF. An unanticipated major geological fault was found when constructing sea wall, cost approx. £2.5m which has had a bearing on their financial situation. The jetty is expected to be completed by December.
3. 2.8.18 – Transport Forum. Update on the works on Bristol Road / Wylde Road junction. EDF cannot see any benefit to the public in proceeding with the work. However, this formed part of the DCO and therefore they are obliged to complete. Plans are continuing on the Quantock Road roundabout, continuing to plan, taken on board public concerns, disruptions to traffic and will hopefully complete work at night. Update on Op Harold – we are part of the diversionary group and if traffic is diverted, drivers may not know when to slow down etc as our road signs are worn. A 50mph sign has been added at Clayland Corner when it should say 'slow'. A solar panel flashing light was requested, but nothing has happened. The clerk will contact A.Coupe. **Action: Clerk**
4. 16.8.18 – Community Forum. Cllr Ody forwarded notes prior to the meeting. Cllr Goss reported that although EDF state that work is within the permitted levels, they do sometimes breach this. The Southwest designation refers to the economic area and is not related to the 90 minute travel zone. The economic area benefitting from HPC extends as far as Plymouth to the SW and Gloucestershire to the NE.
5. 23.8.18 – Cllr Jones attended a meeting with the Diocese Arch deacon to discuss proposals for the church, they are in agreement, there were no objections, and the church has their support to proceed further.
6. PCC – Cllr Jones reported damage to an artefact – a carving called Madonna has paint dripped on it and will need specialist restoration. The Harvest Festival, WW1 remembrance, and carol service were also discussed.

#### **68/18 FORTHCOMING MEETINGS:**

1. 12.9.8 – Steart
2. 18.9.18 – WWQ
3. 18.9.18 – WSVSF
4. 26.10.18 – SSG
5. 1.11.18 – Transport Forum
6. 15.11.18 – Community Forum
7. Dtbc – MSF (Action: Clerk)

#### **69/18 REMEMBRANCE DAY 2018:**

1. A separate meeting is planned for 12.9.18, the event will be self-funding attendees will be asked to bring a plate of food to share, and a licensed bar will be available, however the parish council will discuss any additional unexpected costs.

#### **70/18 NEW PARISH WEBSITE:**

1. The clerk explained that in order to comply with the Transparency Code, the parish council must upload information to a website plus there are additional GDPR requirements. Instead of having our own site, we can adapt the parish website Stogursey-online, where we already upload information. The Clerk and Cllr Ody has tried various options to upgrade the website, but decided it is easier to start again. We have found a suitable website using a theme called Townpress, used by a number of other parish councils which we can upload ourselves, without using a company to do so (cost between £300 and £500). The Townpress theme will cost approx. £70 (\$90), plus hosting charges of £4.99 per month (99p for first 12 months) plus VAT. The hosting cost will need to be paid by direct debit, but we cannot use the council bank account, the clerk will pay and be reimbursed. Cllr Ford proposed the council approve up to £100 to fund the website and hosting charges, seconded by Cllr Morgan. All agreed. **Action: Clerk**

#### **71/18 GENERAL DATA PROTECTION REGULATIONS (GDPR) 2018:**

1. The Clerk and Cllr Brereton attended a presentation at SALC in July. A data audit is being carried out to establish what data we hold and why. The clerk has produced draft Privacy Notices for the general public and councillors and forwarded to Councillors. Cllr Brereton proposed that both Policies as drafted by the Clerk be adopted, seconded by Cllr Ford. The Clerk will amend Standing Orders, Financial Regulations, Freedom of Information Policy, and will create a Press and Media policy, an Allotment Policy and Privacy Notice ready for approval next meeting. **Action: Clerk**
2. The Chairman commented that while an Allotment Policy and Privacy Notice is being produced, this may be the opportunity to discuss and amend the Allotment Tenancy Agreement. Issues regarding greenhouses and sheds has arisen (a holder has asked for permission to erect a greenhouse); and keeping livestock. There has been a number of complaints regarding chickens which have now become a health hazard and are attracting a large number of rats. Legislation states that if any animal on an allotment is deemed a nuisance, or become prejudicial to health, then they can be removed. Councillors suggested that the Tenancy Agreements be revised to take effect from 1 April 2019 stating that chickens will not be allowed and they must be moved from the Stogursey Allotments. Greenhouses will be allowed, however tenants will have a criteria to adhere to. The clerk will inform all allotment holders and create the necessary changes to the Tenancy Agreement as well as drawing up the GDPR paperwork. **Action: Clerk**

#### **72/18 CORRESPONDENCE (The Clerk):**

1. Correspondence is addressed on receipt and filed; it is available to all councillors on request. A list has been circulated prior to the meeting and was noted. There were no comments or questions. The clerk reported the following
  - a. Chairman's Award. The application form nominating Stogursey Stagecoach has been submitted.
  - b. Restoration of Somerset Fingerposts / Grant funding. The Somerset Fingerpost Restoration Project was set up by Somerset County Council and the Southwest Heritage Trust in 2016 to help preserve and protect the signs using volunteers. Limited funding from CPRE has become available up to a maximum of £150 per post, £450 per parish – match funding required. Cllr Brereton and Cllr Jones volunteered their services. The clerk will register with SCC to book on a training workshop (volunteers are not allowed to work alone or without training). The clerk will also add a note to Stogursey News. **Action: Clerk**
  - c. Housing needs survey Beccy Brown / Lisa Redston wish to attend the parish council meeting to discuss the survey and has sent a draft for approval before it is circulated. The clerk will send to councillors for perusal and comment by the next meeting. **Action: Clerk**
  - d. Email from Stolford resident regarding Defibrillator. One resident asked whether a defibrillator for the Stolford area (maybe in the church Hall). Councillors agreed to investigate providing an additional one for both Shurton and Stolford. Funding is available to councils who have a current Emergency Plan; Cllr Brereton offered to help complete it. An additional meeting will be convened. **Action: Clerk**
  - e. West Somerset police engagement with an Independent Advisory Group – the clerk will send the email to councillors who are encouraged to complete an online survey. **Action: Clerk**

#### **7318 ENHANCEMENTS (Cllr Searle):**

1. Watering rota – volunteers in place and is working well. Thank you to everyone involved.
2. Notice boards will be repaired in the next couple of weeks and handles will be attached.
3. The Lengthsman is continuing to complete 16 hours each week grass cutting. They will clear the Pound for the Arts Festival demonstration this week. The spraying undertaken in April and will be repeated to keep the vegetation under control. They will also clear the holding pond which was part of our commitment for the Castle Street flood scheme before the winter.

Cllr Morgan left the meeting at 2042

4. Stolford Flood Defence Scheme. There were problems with damage to properties therefore the speed limit has been reduced to 5pmh. A new resident, living in a listed property, had not had a survey on their property. Cllr Jones contacted the EA and a survey has now been completed. Matt Phillips was unaware of impending road closures. There are changes to the car parking areas as they need to work where the rock armour joins new developments. There has also been problems with procurement, and they will not get final materials until 2.11.18; once the linking is complete, they will close site for one month and finish off in November.

**74/18 HIGHWAYS (Cllr Searle):**

1. Notification has been received that work on redressing the road at Idson Lane and Monkton Lane will start.
2. There is a new website detailing the SCC structural maintenance programme includes all planned work to maintain and improve the condition of SCC highway assets.

**75/18 PUBLIC RIGHTS OF WAY – PRoW (Cllr Jones):**

1. Notification that the footpath behind Shurton Mill is overgrown and cutting back delayed due to rain. A resident reported a broken fingerpost. Cllr Jones has been informed that they are not being replaced due to lack of funding, way markers are being put in their place. Cllr Jones will inform the resident.
2. Some of the new kissing gates at Burton are badly overgrown with vegetation and needs to be cut back. Cllr Jones will report to S.Littler. **Action: Cllr Jones**

**76/18 FINANCE (The Clerk):**

1. **Balances at 31.8.18** - Current A/C £3971.43; Deposit A/C £11,494; Reserves A/C £71,674
2. **Invoices for payment**. The detail of payments for authorisation at the meeting had been circulated to all members and the following invoices were APPROVED for payment, proposed by Cllr Brereton, seconded by Cllr Jones and two authorised signatories instructed to sign the cheques; one payment will be made online. **Action: Clerk**

**a. Payments made since the last meeting on 11.7.18**

9.8.18	G Orchard	£580.22	Clerk salary & Expenses (July 18)
15.8.18	HMRC	£136.80	Employee tax (July 2018)
15.8.18	SALC	£30.00	Cllr training (Code of Conduct))
15.8.18	SALC	£50.00	Cllr & Clerk training (GDPR)
24.8.18	Greenslades	£1776.00	Greenslades Lengthsman services July 2018

**b. Payments due**

Payee	Amount	Chq no	Details
G Orchard	£599.72	413	Clerk Salary & expenses for August
HMRC	£136.80	BACS	Employee tax (Aug 2018)
J. Cavill	£3.57	414	Website Hosting charges (Jun – Aug 18)
A Searle (Joyden Trophies)	£12.00	415	Engraving (PC flower show trophies)
S Foster	£185.00	416	Mowing 13.8.18
S Foster	£185.00	416	Mowing 28.8.18
PKF Littlejohn	£360.00	BACS	Annual Governance and Accountability Return to 31.3.18

3. **Annual Governance and Accountability Return** The audit of accounts for the 2017/18 financial year have been successfully certified by PKF Littlejohn, the external auditors. The Annual Governance and Accountability Return (AGAR) is available for inspection on the parish website Stogursey-online or electors can request to view the accounts on application to the Parish Clerk.

**77/18 GROUPS AND PANELS:**

1. Victory Hall. The power line for the telephone mast has been moved by Western Power in preparation of the new hall.

**78/18 DATE AND TIME OF THE NEXT MEETING:**

1. The next meeting will be held on **Tuesday 9 October 2018 at 6.30** with a presentation by Lisa Redston and Beccy Brown on the Housing Survey, followed at 7.15pm by the public forum, and the main meeting at 7.30pm in The Victory Hall.

The meeting ended at 9.00pm.

Signed: ..... (Chairman)

Date: .....