

CREECH ST MICHAEL PARISH COUNCIL

Approved Minutes for the Meeting of Creech St Michael Parish Council held at
Creech St Michael Village Hall on **Monday 4 March 2024 at 7pm**

Councillor Attendance

Cllr. Neil Davidson – Chair	ND	Present	Cllr. Paul Tucker	PT	Present
Cllr. Adrian Birch	AB	Present	Cllr. Charlie Cudlip	CC	Present
Cllr. Corinne Giles	CG	Present	Cllr. Stephen Greenhalgh	SG	Present
Cllr. David Griffin	DG	Present	Cllr Kieran Roe MBE	KR	Present

Also Present: Eight (8) members of the public (including one (1) via the Zoom stream), Cllr. Norman Cavill (Somerset Council) and Andrew Williams, Creech St Michael Parish Clerk and Responsible Financial Officer.

Meeting started at 7.00pm

1.0	Chair's welcome
	ND welcomed everyone to the meeting and explained that he would chair the meeting in the absence of Cllr. Peters.
2.0	Public Question time - Questions asked by the Public and Press will be noted.
	<p>A resident raised concerns about the impact of an increase in traffic on the village of Creech St Michael should the Langaller Park development progress. CC commented that there was a significant package of highways works within the application and that the Parish Council is in discussions with the Planning Authority on this issue. The resident asked if it were possible to change the priority at Ryesland Way and St Michael Road. PT commented that this would not be feasible.</p> <p>The same resident asked if it was feasible to install double yellow restriction lines on the entrance to Ryesland Way. CC agreed that this could be looked at as part of wider traffic mitigation measures.</p> <p>A resident raised a number of issues relating to planning application 14/22/0051. The resident noted that Somerset Highways had responded to the application and had suggested that changes to the highways could be dealt with as part of the planning conditions and not as an amendment. The resident asked that the Parish Council respond and seek to have the changes considered as an amendment. The resident also highlighted concerns relating to flooding within the village of Ham and the impact of the solar panels on flooding in the area. It was noted that the village of Ham had been subject to significant flooding in recent years and the resident was very concerned that the development would exacerbate an already difficult situation. The third issue raised by the resident was the loss of best and most valued farmland as 75% of the development site was categorised as such.</p> <p>The issue of a grid connection for the solar panel site was also raised and the resident commented that there was no evidence in the proposals that a grid connection existed.</p>

3.0	To receive Somerset Council Councillors' Reports				
	<p>Cllr. Fothergill had sent his apologies as he was on leave. Cllr. Cavill provided a brief report and the Clerk and RFO would circulate the full report after the meeting.</p> <ul style="list-style-type: none"> - Secondary school places for 24/25 had been awarded and 93% of the 4,772 applications were awarded their first choice. - 19 councils had been awarded a share of 2.5 billion pounds. Somerset has the option of taking up 76.9 million pounds, but the funds are in the form of a loan repaid of 20 years at an interest rate of 6.25%. - Biodiversity Net Gain legislation was approved by Parliament in January 2024. 				
4.0	Apologies for absence				
	4.1 To receive apologies for absence.				
	Apologies in advance of the meeting had been received from Cllr. Peters, Cllr. Phillips and Cllr. Williams.				
	4.2 To approve any apologies for absence. [M] The apologies were approved.				
	Prop: ND	Sec:CC	In Favour:8	Against:0	Abstain:0
5.0	Declarations of Interests				
	5.1 Declarations of Individual Members				
	None.				
	5.2 Dispensation Request				
	None.				
6.0	Minutes				
	To Review and Approve the minutes of the meeting held on 5 February 2024. [M]				
	All members present confirmed that they had received a copy of the minutes. The minutes were approved and signed by the Chair of the Meeting.				
	Prop: ND	Sec:CC	In Favour:6	Against:0	Abstain:2
7.0	Review and Monitor the Actions Outstanding from Past Meetings – See Appendix A for details of action points and progress toward the completion of each action.				
	Items for Decision				
8.0	Planning Applications – to Consider and Make Recommendations to be passed to the relevant authority on the following Planning Applications (links to the relevant application are available via the planning reference). [M]				
	<p>14/21/0047 [M]</p> <p>Application for outline planning permission with all matters reserved, except for access, comprising up to 1,450 dwellings, up to 4.91 hectares of land for strategic employment uses, up to 8 hectares of land for a through school, mixed use district centre including mobility hub, community facilities, green infrastructure, drainage works, and associated works, on land at Walford Cross, Monkton Heathfield.</p> <p>The Clerk and RFO confirmed that the Planning Committee had concerned the application and raised concerns about the impact of traffic on Creech St Michael and Creech Heathfield. The Planning</p>				

	Committee deferred making a decision to allow the full Parish Council meeting to consider the application and respond.				
	It was agreed that the Parish Council would send a response that raised concerns over the lack of an assessment of the impact of an increase in traffic on the villages of Creech Heathfield and Creech St Michael and would request that this was undertaken so that steps could be taken to mitigate the impact.				
	Prop:ND	Sec:SG	In Favour:8	Against:0	Abstain:0
	<p>14/22/0051 [M]</p> <p>Installation and operation of solar farm together with associated works, equipment and infrastructure on land at Ham Farm, Creech St Michael.</p> <p>DG commented that the application was full of inconsistencies and inaccuracies and that the Planning Authority should be challenged to address these.</p> <p>It was agreed that the Paish Council would submit an objection to the proposal to deal with the highways matters by amendment and not by condition. It was also agreed that if the data was available an objection would be made on the grounds of concerns regarding flooding.</p>				
	Prop:ND	Sec:CC	In Favour:8	Against:0	Abstain:0
9.0	<p>Joint Committee Terms of Reference – to consider and approve the Terms of Reference for a joint committee between the Parish Councils of Creech St Michael and West Monkton. [M]</p> <p>The terms of reference were approved.</p>				
	Prop:ND	Sec:DG	In Favour:8	Against:0	Abstain:0
10.0	<p>Recreation Park Tree Survey – to consider a proposal to appoint a contractor to undertake a health and safety survey of the tree population at the Recreation Park and the Canal Car Park Creech St Michael, including acceptance of a quotation for the works to be carried out. [M]</p> <p>The two quotes provided by contractors were considered and the quotation from Aboricare Ltd was accepted and approved at a cost of £880.00 plus VAT.</p>				
	Prop:DG	Sec:CC	In Favour:8	Against:0	Abstain:0
11.0	<p>Repairs to Play Equipment – to approve a quotation for a repair to an item of play equipment. [M]</p> <p>The quotation received from Sutcliffe Play South West Ltd was considered and approved at a cost of £4,584.92 plus VAT.</p>				
	Prop:ND	Sec:CC	In Favour:8	Against:0	Abstain:0
12.0	<p>Official Portrait of His Majesty King Charles III – to approve a proposal to request a commemorative portrait of His Majesty The King. [M]</p> <p>It was agreed to apply for a portrait of His Majesty King Charles III.</p>				

	Prop:SG	Sec:PT	In Favour:8	Against:0	Abstain:0
13.0	Finance – to review and approve the Financial Transaction Report. [M]				
	<p>The Financial Transaction report was approved. See Appendix B for a list of all payments. The Chair signed a copy of the report for the records.</p> <p>CG raised concerns over the charges for electricity being incurred at the Rec. Park. The Clerk and RFO confirmed that the charges were higher than previously as the Parish Council had come out of a fixed term tariff and commercial electricity supplies were significantly higher than domestic rates.</p>				
	Prop:ND	Sec:DG	In Favour:8	Against:0	Abstain:0
	Items for Discussion				
14.0	Feedback from the LCN meeting held 21 February 2024.				
	<p>In the absence of Cllr. Roe the Clerk and RFO provided a summary of the recent LCN meeting. The Hestercome LCN would be convening two working groups, for highways and young people and would be seeking members to attend those groups. The Clerk and RFO would circulate details once they had been received.</p>				
	Updates from Committees, Panels and Working Groups				
15.0	Finance Committee 15.1 Monthly Budget Report The monthly budget report was considered, the Clerk and RFO reported that overall expenditure was on track to meet the annual budget. There were some variations with over expenditure in salaries as a consequence of changes made to terms and conditions and under spend on grants and general administration.				
16.0	Staffing Committee ND confirmed that the Clerk and RFO was in the process of completing performance appraisals for the two members of staff.				
17.0	Planning Committee 17.1 Meeting held 26.02.2024 In the absence of Cllr. Phillips. The Clerk and RFO and CC provided a summary of the recent Planning Committee meeting. In addition to the planning applications considered (14/24/0004 and 14/21/0047), the committee had discussed the recent planning appeal decision and heard from residents on the mater.				
18.0	Traffic Panel 18.1 Speed Indicator Device Data The committee noted the data from the devices and that 85% of vehicles were abiding by the speed restrictions.				
19.0	Canal Panel ND to arrange a meeting of the panel.				

20.0	Party in the Park Working Group No specific update. AB reminded the Clerk and RFO to include a proposal to make a donation to the Village Hall on the agenda of the next Parish Council meeting.
21.0	Events No update.
22.0	Newsletter Working Group No update.
23.0	Footpaths The Clerk and RFO provided an update on behalf of the footpaths volunteer. It was noted that the proposal to divert the PRoW in Ham had been made to the landowner, some major farm/field construction work being carried out on the route of T10/30 and the stile on T10/26 east of Hyde Lane is broken. The footpaths Warden was dealing with these matters.
	Other Matters
24.0	Correspondence
	24.1 To consider any correspondence received that Councillors wish to raise that has already been circulated.
	None.
	24.2 To note items of correspondence received by the Clerk and RFO deemed appropriate to be brought to the attention of the Parish council.
	None.
25.0	New Matters to be Carried Forward
	None.

The meeting ended at 8.56pm

[M] = Where a resolution (vote) is expected

Andrew Williams, CSM PC, Clerk and RFO, 07708 680797, email clerk@creechstmichael.net

The next Creech St Michael (CSM) Parish Council meetings are on:

8 April 2024

at 7pm in the CSM Village Hall

