

HUISH CHAMPFLOWER PARISH COUNCIL

Clerk to the Parish: Dorothy Hayward
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Meeting of Huish Champflower Parish Council held on the 15th November 2022 at 7:30 pm in St Peter's Church.

Present: Mary Abel (MA Chair), Dorothy Hayward (DH-Clerk), Chris Chanter (CC), Cllr Steven Pugsley (SPu), Sarah Payne (S Pa), Steven Powles (S Po), Marc Vyvyan-Jones (MVJ)

1	Apologies Stephen Kimsey, Louise Cook, Cllr Francis Nicholson, Cllr Dave Mansell	
1a	New Councillor- Sarah Payne was welcomed as our new Parish Councillor	
2	Declarations of Interest- S Pa and CC (unable to leave the room due to quoracy)	
4	<p>Deferment-the owners of Potato Villa presented their revised planning application The owners of Potato Villa are aiming to encourage wildlife and are looking at ways to encourage wildlife diversity. Multiple experts have advised them. They have discussed their plans with Somerset Wildlife Trust and the Rewilding Trust and other experts. They have introduced grazing as advised by an ecological expert, but there is heavy damage from the deer, where there can be 30-40 individuals at any time. They are introducing a deer management program which would mean culling 3-4 deer in the first year, and then review, this would include both Red and Roe deer. Regarding the house they have had 4 architects and 3 builders who have all advised replacement. They have been working with planners and a conservational architect. Since the original application, they have lowered the roof line and made this a more congruent design. The current building is not structurally sound and was extensively remodelled in the 1980s. The end wall with the chimney would need buttressing, there is no damp course. They aim to build a sympathetic building by disassembling the current building and reusing the materials. Access to the site is not easy DH thanked them for stopping the lorries relaying the drive from turning round in the Huish Moor lane and asked that any future traffic could access the site from the Washbattle direction so turning would not be necessary.</p>	
4	<p>Discussion of Deferment Potato Villa (3) The following response to the planning authority was agreed MVJ proposed and CC seconded. There were 4 votes in Favour and 1 abstention. Discussion felt that this was an improved application as the roof line had been lowered. But a material planning consideration was that it was out of keeping with other properties in the area on the fringe of Exmoor. Concerns around demolishing the existing structure remain, some of the issues cited such as lack of damp course and foundations are common in these historical vernacular properties. The Parish Council would like to see some of the original stone walls incorporated into the redeveloped property. The Parish Council were also concerned about the water table. This property is very close to the water course, which could cause difficulties with sewage disposal and flooding.</p>	
5	Minutes: S Po proposed that the minutes were accepted, and CC seconded. The minutes were accepted as an accurate record and signed off by MA the Chair.	
6	<p>Matters Arising: Queen Elizabeth Path-CC to talk to Paul Sanders, an ex resident who owns the field between the village and the playing fields to see if we can create an access path. Warm Spaces grant- volunteers are too stretched at the moment and need is uncertain. The Village Hall Committee will be meeting shortly to decide on the program of events and usage.</p>	CC
7	<p>Finance: Balances Treasurers account has £13584.57 including a £10K grant for the swings. Since last meeting £6448.69 granted to the village hall, £700 in staff costs, £71.12 to SALC, £400 to the Church, £139.68 for defibrillator repairs. Business Bank Account £1065.60-11 pence interest accrued. Precept demand will be sent in Dec and needs to be back by 20th Jan 23. The tax base will be calculated on the 30th Nov and payment will come from the new Somerset Council. Staff pay rise additional cost of £200 PA</p>	

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8	<p>Planning</p> <ul style="list-style-type: none"> ● See Potato Villa discussion above ● No objections to Heydon Cottage solar panels ● Sperry Barton application has not been notified to us-DH to chase and circulate but maybe a Q class application <p>If required a planning sub committee can be set up on Zoom for early next week. Some residents have received a letter from Planning Enforcement that the work on the woodland on the Cleeve (Gates) has to stop, the gates removed and the area made good. This should be completed by the end of January. We will need to monitor and report back to planning if this doesn't happen</p>	<p>DH</p> <p>All</p>
9	<p>Village Hall update by email from Peter Krijgsman</p> <p>“At our last meeting with Ware Construction (19 October), the project was declared to be on time and on budget with no serious delays. The work was originally scheduled for completion in mid-December and this looks achievable. So the hall should be “soft-opened” for use for village events just in time for Christmas. Under the terms of our ACRE grant we are required to hold an “official opening” inviting the local MP or similar, as well as spending £1000 on marketing the new hall. We shall hold this opening in the spring, giving us time to think about local celebrities cutting the ribbon etc. (Note: the expertise given to date on press releases, banners, posters etc probably meets the marketing spend requirement even though it was not paid for). Our donors have been informed that we will focus on next year’s hall activities, once the refurbishment itself is settled. Primary amongst current anxieties is the kitchen which (at time of writing) is on hold pending news from the National Lottery as to whether they will provide us with additional funds. We had been assured at the beginning of the project that should there be an over-run on costs, the lottery would not want to see the project failing to succeed as well as it should as a result of a small cost over-run. It was not a promise, but enough to make us reasonably hopeful. We have asked for £15K. Reasons for the cost over-run: Whilst the build is on budget with the contract agreed in July, this budget was itself somewhat higher than the one on which we based our negotiations with the Lottery eight months earlier. We had no time to re-negotiate the budget because some of our more substantial grants were coming up to their deadlines, after which they would expire. The Ukraine invasion in particular put additional pressure on building costs that were not fully anticipated in our original budget. It is worth noting that the agreed contractual cost of the build was reduced substantially by – in particular – the forensic eye of John Grace who researched and discovered very significant savings on roofing and cladding materials before final contracts were signed. Our surveyor has also played a key role in monitoring and containing build cost during the process. We had additional unbudgeted expenses related to asbestos removal, an electricity supply upgrade, bat surveys and legal costs pertaining to the charity’s successful transition from two trust structures to one charitable incorporated organisation. Together with the post-Ukraine uplift – our surveyor estimates this at circa £17K – these costs added an extra £30K - £40K to the build. We have worked hard to fill this gap with initiatives including the Just Giving page, the Auction of Promises and the mini-fete raising around £12,000 over a few months. We shall be looking for volunteers in the spring to help with final decor - painting the walls, mainly, and perhaps a little gardening”</p>	
10	<p>Playing fields/ swings</p> <p>It has been confirmed that the cricket club will no longer be returning to the playing field, they are merging with Milverton Cricket Club, where the pitch is larger and also to ensure they have sufficient players. This is an amicable agreement with the Village Hall Committee. They have agreed to remove the lean-to shed next to the Huish scoring hut, as well as the remains of various lawnmowers, old iron doors and other items around and behind the pavilion. They have also kindly agreed to leave some fencing material which the village hall will use in the near future. The Cricket Club will return the bench plaque, which will be restored to another bench in due course. The village hall committee would like to coordinate with the Cricket Club on a joint announcement of the club’s move to Milverton in the spring of next year”.</p>	

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	Louise has been waiting on a decision around the cricketers in order to get the plans drawn up, she has checked out their work in a playing field in Watchet and will put an update together as soon as possible.	LC
11	Standing Orders need to be reviewed by the next meeting. DH has an email ready to send, please read through and let her have any amendments before the next meeting, so that the website can be updated. We will also need to develop an emergency procedure.	DH
12	Highways request for frozen road signs still being considered, Highways are not sure but Cllrs Nicholson and Pugsley are pushing forward. Requests for the Highway Steward, the drain by Tanners overflowing the Cleeve, a problem in cold weather. The rail on the bridge going down to Washbattle is broken. Clearing the drains along the Winters Cross road and the Cleeve. DH to report Also could we put a mirror in the field at the end of the Cleeve as this turning is very difficult to see oncoming traffic. DH to talk to LC Langley Marsh road being closed in the evenings- a big improvement on daytime closures, but may still cause some difficulties. Potholes outside Luckley Farm need to be reported and the triangle by Brown Lane at Flint Cross needs reporting	DH LC DH
13	Noticeboard repair to Huish Moor. Chris Payne has offered to replace the doors and the back with marine ply for a cost of around £250. Proposed by MA and seconded by CC all voted in favour. S Pa to tell Chris	S Pa
14	Updates from Somerset County Council and Somerset West and Taunton. Local Community Networks (LCN's) no decisions yet, may not be ready by April 23 which is Vesting day for the new council. They are trying to build foundations for a community of interest, such as rural areas together. The pilot for the Highways in this area is working well. Cllr S Pu had researched the foundation of Huish Champflower PC but was unable to find a definitive answer, but believes it was at the end of the 19th Century. An email had been circulated from Stogumber PC that old Taunton and Deane parishes receive a grant over and above the precept, which no other parishes in Somerset receive. This does not seem a fair situation and he is looking into the matter. We should consider nominating a councillor as a Highways Warden. Every September they look at maps and agree where the salt bags etc go and this would work very well with the Highways LCN. To be discussed at next meeting	S Pu DH
15	AOB MVJ was unable to attend the course but the course is being repeated. DH to send details S Pa has been on a course and was strongly advised that all councillors should have a parish council email separate from their personal emails. This is in case of a subject information request, without this they might need to go through personal accounts. DH to discuss with SK Also no emails should be forwarded with personal information unless we have the subjects permission Asked to check if Himalayan Balsam is a notifiable plant Amounts raised for each lot at the auction to be circulated but no personal details	DH/ MVJ SK DH DH
16	Next Meeting Tuesday 10th Jan 2023 possibly in the Village Hall	