

MINUTES OF THE MEETING OF BISHOPS HULL PARISH COUNCIL HELD AT THE CHURCH HALL ON THURSDAY 11th April 2019

PARISH COUNCIL MEETING OPENED at 7.50pm

Members Present: Mr M Leach – Chairman
Mr J Hunt – Vice Chairman
Mr J Hamer Mrs J Henry
Mr E Parsons Mr J Taylor
Mr T Taylor Mr S Turner
Mr M Turner,

Also Present: 8 members of the public, District Cllr Morrell and Helen McGladdery (Clerk)

E3336 Apologies for Absence
Mrs L Kelly and Mr P Prior-Sankey

E3337 To Agree Minutes of the Meeting held on Thursday 7th March 2019
The minutes were agreed as a true and accurate record of the meeting and signed by the Chairman

E3338 Declaration of Interest not already recorded
None

E3339 Planning applications received:
05/19/0006 - Erection of a two-storey extension to the rear of 32 Stonegallows – NO OBJECTION
05/19/0007 - Erection of a detached single storey timber building for use as additional office space at St Margaret's Somerset Hospice, Heron drive, Bishops Hull – NO OBJECTION
05/19/0008 - Variation of condition No.05 (the use of the premises and the land) of application 05/19/0022 at the Firs, Barr Lane, Bishops Hull – NO OBJECTION
05/19/0010 - Erection of an outbuilding for use as ancillary accommodation at Oldbury Lodge, Barr, Bishops Hull – NO OBJECTION
05/18/0054 - Amendment - Conversion of public house into 2 dwellings with demolition of part of the single storey buildings and erection of 2 dwellings with associated works in the garden of The Crown Inn Rumwell — The Parish Council is content for the Highway authority to comment on the change to the access but is not persuaded by the enabling justification put forward to support the plan to construct the two addition houses. As the property was only recently purchased the development cost or refurbishing the existing property should have been reflected in purchase price and there should be no requirement for the additional properties to fund the development.
CONTINUE TO OBJECT TO THE ADDITIONAL DWELLINGS for the following reasons
The development is outside the defined settlement limits of Bishops Hull and the erection of two new dwellings as proposed would result in sporadic unplanned development in open countryside. No specific Local Need” has been identified for new dwellings in the proposed location that cannot be met within the nearest designated settlement. The proposed development would therefore not comply with Policy DM2 of the Adopted Taunton Deane Core Strategy.
The proposal could also result in a precedent for other similar inappropriate development in the vicinity. as they will be outside of the permitted development area.

05/19/0009 - Erection of a two-storey extension to the rear of 24 Mountway Lane, Bishops Hull - SUPPORT

ACTION: The Clerk to submit responses

**E3340 Financial Matters:
Detail of payments made since the previous meeting and any payments awaiting approval:**

Smart pensions	£29.30
Phone insurance	£3.00
Colourtone- March CN	£160.00
Bishops Hull VH&PF Trust CIL GRANT	£17,000.00
Mobile phone	£7.00
Leeman - refund for payment in error	£100.00
Frank Bond Centre hall hire 2018-19	£180.00
HMRC - Jan/Feb/Mar NI and Tax	£349.49
H McGladdery - Expenses	£99.62

The Clerks and Street Cleaners January and February salaries were paid in this period

Funds received:

Allotments	£570.00
Leeman payment in error	£100.00
Community News	£15.00

E3341 Clerks Report which will include all matters arising from previous minutes

The Clerks report was distributed to Members.

E3342 Update on purchase of defibrillators in the Parish

The Clerk updated Members that the Frank Bond Centre were still waiting to make a decision on the defibrillator, once decided the surveys of the proposed sites will commence.

E3343 To discuss the amended proposed Heads of Terms lease agreement for Bishops Hull Hub received from the PCC

Resolved: Members recognised the significant improvements to the Heads of terms, they voted unanimously to request further changes to allow the Parish Council to continue its support the Hub project in its proposed location. The draft letter confirming this position with a required reply by date was agreed.

Action: The Clerk to forward the letter to Bishop Hull HUB Chairman and a copy to the Rev Phil Hughes

E3344 To look at alternative use of CIL and Section 106 funds if the amended proposed Heads of Terms Lease agreement are not acceptable

Resolved: defer until response received from PCC to heads of terms

Action: The Clerk to add to May agenda

E3345 Bishops Hull Allotments update

Resolved: Members agreed to a site meeting with NOT WASTE to resolve any issues

Action: The Clerk to arrange a meeting

E3346 To discuss Members suggestions to combat dog fouling in the Parish

Resolved: Members agreed to approach SW&T to see if the dog warden will patrol Bishops Hull

Action:

1. The Clerk to contact SW&T
2. The Clerk to add a post to Facebook requesting problem areas.

E3347 Suggested items from Councillors for inclusion in next meeting

1. Possible alternative use for CIL and Section 106 funds
2. Street Cleaning
3. Netherclay
4. Dog fouling

E3348 Date of next meeting: Thursday 16th May 2019 at The Church Hall

Meeting closed at 8.35pm - **Mike Leach - Chairman**

Attachment: Response to Bishops Hull HUB re. Heads of terms

Bishop's Hull Parish Council

Chairman:

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[Friday 12th April 2019](#)

Reference: Heads of Terms revised letting agreement for the Bishops Hull HUB:

Dear Chairman of Bishops Hull HUB

Parish Council Members met to discuss the revised Heads of Terms agreement. Members were pleased with the progress made in addressing the Parish Councils previous concerns, listed below are the clauses which the Parish Council would like the PCC to address to enable the Parish Council to support the HUB project at this location. The Parish Council requests a response from the PCC by **30th April 2019.**

At the Parish Council on Thursday 11th April 2019, the following resolution was passed in response to the proposed Heads of Terms letting agreement for the Bishops Hull HUB:

Alienation: The Following clause needs to be removed *The Hub may be used by any person or group for any purpose which is lawful, does not cause nuisance or offence to neighbours and is not directly contrary to the charitable object of the landlord, which is "promoting the Christian religion for the public benefit, mainly but not exclusively, in Taunton"*

The Parish Council feels this clause is not necessary as the HUB will need to be available to the whole community and is satisfied that the planning conditions cover the section relating to nuisance or offence to neighbours.

LEGAL AND SURVEYING COSTS: The Parish Council cannot release CIL funds or endorse using Section 106 funds for legal and surveying costs, as it is "Community money". If the PCC will not fund the legal fees, the HUB will be required to fund the fees through other sources.

CONDITIONS:

As the Church is currently unable to give a completion date for the porch extension. The Parish Council must stipulate that the finalised lease needs to be signed and sealed and the HUB must be in full possession of the site by **31st AUGUST 2019** this will enable the project to progress.

Kind Regards

Mrs Helen McGladdery - Parish Clerk