

**MINUTES OF MEETING OF RODE PARISH COUNCIL HELD IN RODE MEMORIAL HALL
ON MONDAY 11th NOVEMBER 2024 AT 7.30 pm**

UNCONFIRMED

Present:

Cllr Mike Salmon (MS) – Chair, Cllr Ann Edney (AE), Cllr Moira Punt (MP), Cllr Peter Travis (PT), Cllr P Restorick (PR), Cllr Jonathan Bowler (JB), Cllr Jim McAuliffe (JM) and Cllr Andy Pickett (AP)

In attendance: Cllr Dawn Denton (Somerset Councillor), H Williams – Clerk and 5 parishioners.

1. Parishioners Participation: It was reported that the village Christmas tree would be erected this weekend. The Parish Council thanked John Osborne.

Concern was expressed over planning application 2024/1824/HSE regarding extension of single storey garden room as it could impact on neighbouring properties, taking light from them. There was concern over the drainage and use of party wall. The PC agreed to consider these concerns over this application.

A proposal that the grass at the top of Marsh Road be cut less often and it be rewilded was made. This would be considered as part on next year's grass cutting contract.

2. Apologies for absence: Cllr A Boyden (Somerset Councillor)

3. Approval of the minutes: The minutes of the Parish Council meeting held on 14th October were approved.

4. Declarations of interest: None.

5. Somerset Councillor's report: Somerset Rivers Authority was releasing grants of up to £20,000 to enable simple flood prevention measures to be carried out. Applications could be made up to April 2025. It was also emphasised that all Parish Councils should have a flood prevention plan.

A smaller company was to be employed by Somerset to carry out smaller drainage projects and it might be that this company will take on the work on Crooked Lane. The PC thanked Cllr Denton for her work on this issue.

A point was raised that the holding ponds on Seymours Court Farm were to be maintained by Mendip and it was not clear if this responsibility had been taken on by Somerset as the ponds are in place to reduce flooding in Rode. Cllr Denton agreed to follow this up.

6. Highways issues:

i. **SID and Autospeedwatch:** The Clerk was asked to contact John Flindall for a report for the December meeting. It was also agreed that the SID on Bradford Road be relocated for a short period. The Autospeedwatch was gathering data but as nothing could be done with the data by the police it was agreed that the contract would not be renewed next year.

ii. **Pavements:** The pavement on Lower Street and over Rode Bridge had been reported to Somerset but apart from cones being placed on the Lower Street pavement nothing had happened. The Chair agreed to chase this up. The Rode Bridge kerb would require special stones and could involve a road closure.

7. Actions from previous meeting:

- i. **Hoedowns:** C. Harrington had not responded to JB and contacts would be checked. Work on the bus shelter would take place on 23 November and further work possibly on 1 December.
- ii. **Somerset flag:** It was agreed not to purchase a new Somerset flag as the cost was not justified for flying for a single day.
- iii. **Remembrance Day:** Payment for the wreath was agreed and it was further agreed payments of £100 would be made to the Cross Keys and also to the Scouts towards their food costs. The PC had been approached about funding a plaque on the new Commonwealth War Memorial in Maidenbrook Country Park in Taunton; it was agreed not to have a Rode plaque.

8. Footpaths:

- i) **Diversion of 13/1:** The rerouting of this path would cost around £1,200 but a new dedicated path would be free. However, a new path would require agreement from the landowner and they would also be required to maintain it. The situation was confusing and it was agreed that a more detailed investigation was carried out and the Somerset Footpaths Team make a site visit. Cllr Denton agreed (along with Cllr Boyden) to make an approach.
- ii) **Management Committee:** It was thought that no management committee had been formed by the occupants of Church Farm contrary to the S106 agreement; the S106 team at Somerset would be approached.

9. Planning:

i) New applications:

2024/1579/CLP: Change rear window, replacement of patio doors, installation of new roof with skylight from porch to garage replacing existing timber rafter with RSJ steel – 44 Church Lane. No objections.

2024/1727/FUL: Erection of a triple bay garage with storage space above and partial change of use of land to residential – Slodbrook Farm, Rode Common. No objections.

2024/1824/HSE: Enlargement of existing single storey garden room and replacement of existing garage – 24 Lower Street. It was agreed that due to the lack of information on the scale of the building and possible loss of light the PC would object to the application and ask for it to be referred to the Planning Committee.

2024/1831/HSE: Conversion of existing detached garage and re-routing garden passageway. Loft conversion with new staircase, dormer window, replace front and rear windows and add rooflight. Relocate front door with canopy – 3 Stable Close. No objections.

2024/1955/TCA: Prune magnolia – 9 High Street. No objections.

2024/1974/HSE and 2024/1975/LBC: Removal of front porch, rear lean to. Install two roof lights, repoint walls, unblock first floor window, install new windows. Internal works to walls, ceiling, doors fireplace – 8 Rode Common. See 2024/1979.

2024/1979/HSE and 2024/1980/LBC: Erection of open oak porch, replace all existing windows with hardwood sash windows. Erection of single storey side and rear extension and 2 storey rear extension. Demolish all outbuildings in rear garden and erect annex – 8 Rode Common. This was still to be inspected and decision made by email.

ii) Somerset decisions:

2024/1528/TCA: Fell sycamore and hazel, reduce bullace by 3m laterally and 1m vertically, silver birch crown raise to 5m and target prune remaining crown to reduce mass by 305 – 7 Lower Street. Approved.

2024/0172/CLE: Application for an existing lawful development certificate for Residential Use Class C3 – Monks Lake Farm, Monkley Lane. Approved.

iii) Other planning matters:

2024/1078/FUL (Appeal No. 3335782) Erection of 3no. dwelling houses and creation of new access – The Bell Inn. Approval given to application by Planning Inspectorate.

10. Buses: There are no current issues. First Bus is in favour of the new increased fare.

11. New village hall: Planning application was submitted to Somerset for initial consideration. Further photographs were requested and a decision is expected soon.

12. Conservation Plan and Neighbourhood Plan: AP reported he had been in contact with Context Planning. He had been quoted a price for rewriting the Conservation Plan to include the Listed Properties in the plan and to link the two current Conservation Areas. The increased Conservation Area would benefit the village in protecting it from development. There were different options to update the Neighbourhood Plan and non-material and minor material revisions would avoid full consultation with the village. The current estimate for the Conservation Plan was £8,000 to £10,000 but Context would be approached for cost to do both Conservation and Neighbourhood Plans.

13. Emergency Policy for Rode: JB was still working on this and hoped to have a first draft for the December meeting.

14. Somerset Local Plan Survey: An extension to this survey had been requested by Rode, Beckington and Norton St Philip and this had been agreed with survey to be returned by 30th November. It was agreed the Clerk would roughly fill in the survey and circulate it for agreement by the PC.

15. Local Government Boundary Commission Consultation: It was agreed this would be recirculated for consideration at the next meeting. There was concern over the possible loss of Somerset Councillors, especially for Parishes far from Taunton.

16. Financial matters

i. **Precept:** The accounts for this year showed the PC could make a small profit. However, with the development of a Conservation Plan and possible future planning applications it was agreed that an increase in the Precept would be necessary. A figure of £36,000 was proposed and this would be confirmed at the December meeting.

ii. **Payments:** The following payments were agreed:

Royal British Legion Poppy Appeal	£25.00
J H Jones (grass cutting)	£809.99
Cross Keys (Remembrance food)	£100.00
1 st Rode Major Scout Group (Remembrance food)	£100.00
Clerk Salary	£336.66
HMRC PAYE	£83.80

17. Date of next meeting:

The next meeting would be held in the Committee Room at the Memorial Hall on: **Monday 9th December at 7.30pm.**

The meeting closed at 10.10 pm.

Signed

Date

Print

Website: rodevillage.com/parish-council