

HENSTRIDGE PARISH COUNCIL

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Approved minutes of a meeting of Henstridge Parish Council held on Monday 4th September 2017

Present: David Nichols (Chair), Howard Bentley-Marchant, Ken Courtenay, Peter Crocker, Dennis Finch, John Graham, Carolyn Nichols, Jean Oswick, Bruce Pike, Sue Place and Michael Player.

Also present: District Councillor Hayward Burt, District and County Councillor William Wallace and PCSO John Winfield.

26 members of the public were present at the start of the meeting.

19:31 - Public open session

19:55 - Public open session was closed

1. Apologies for absence.

Apologies had been received from Barry Paginton and Simon Cullum.

RESOLVED: It was proposed and agreed to approve the reasons for absence as reported.

2. Declarations of interest.

Sue Place declared personal interests in items 5c and 5e.

Jean Oswick declared a personal interest in item 5c.

3. To approve as a correct record the minutes of the previous meeting held on 07/08/17.

RESOLVED: It was proposed and agreed to approve the minutes as presented.

4. Reports

a) To receive any Police matters.

PCSO John Winfield had been called away on Police business before the start of the meeting.

b) To receive a report from Linda Jones, Volunteer Dog and Environmental Warden. Linda Jones reported that she had found and reported several instances of fly-tipping, which had been removed promptly by SSDC. The overall situation was much improved, with very little litter or fouling in the lanes or at the Recreation Ground. Linda had heard many positive comments about the newly installed perimeter track. Linda asked if the Clerk would share information on potential future football fixtures.

Action 170904/1: Parish Clerk

c) To receive County and District Councillor reports.

District and County Councillor William Wallace noted agenda item 9c regarding the sale of Common Lane field and believed that offers could be considered from other parties.

District Councillor Hayward Burt informed members that the review of ward boundaries would probably not affect Henstridge. Hayward and William would be holding another surgery in October and the date would be agreed soon.

5. To consider the following planning applications:

	Application number	Proposal	Applicant details
a)	17/03067/OUT	Outline planning application for the erection of a detached bungalow with double garage including new vehicle-pedestrian access.	Mr & Mrs Mogridge, Land Adjacent Unit 8, Marsh Lane trading Estate, Marsh Lane, Henstridge. BA8 0TG

RESOLVED: It was proposed and unanimously agreed to recommend refusal of this application as the land is agricultural and there is no case made for the need for a workplace home.

b)	17/03029/OUT	Outline planning application for up to 130 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point from Woodhayes Way.	Gladman Developments, Land OS 5439 Part Townsend Green, Henstridge. BA8 0RG
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David Nichols noted that the majority of the site had been identified by SSDC in their recent Housing and Employment Land Availability Assessment (HELAA) and that as SSDC was not able to demonstrate a five-year land supply, he felt this meant the land would be developed at some point in the future. David said that he felt the Parish Council should therefore, attempt to maximise the potential benefits from this current planning application by asking for the social housing element of the development to be passed to a Community Land Trust (CLT), with a view to the CLT possibly providing a community hub and GP in the future. David felt that the social housing element of some large applications is often not delivered by developers and so, transferring this to a CLT would ensure the social housing was delivered. Work underway on a Housing Needs Survey would be used to inform social housing need.

David Nichols **proposed** that the Parish Council should support the application subject to:

- to the maximum number of dwellings being limited to 80
- the footway from Landshire Lane to Kaos, Townsend being completed before development commenced
- the social housing element being handed to a Community Land Trust
- an alternative route for HGVs being identified for use both during and after the development

Jean Oswick felt that, with such strong opposition from residents and other consultees that the Parish Council should recommend refusal, as there was no guarantee that any benefits would be realised.

Ken Courtenay felt that decisions should be based on policy. SSDC's Local Plan policy SS2 stated that developments should create or enhance facilities and meet a recognised need. The Parish Plan showed that residents did not want any bulk housing and that new development should be in keeping with the existing. The Village Design Statement stated that large suburban developments should not be allowed. Ken went on to say that SSDC's HELAA only identified opportunities and that any development had to go through the usual planning process. Ken noted that SSDC's Rural Housing Action Plan had not identified Henstridge as being in need of additional housing. Ken further added that the five-year land supply, which currently stood at 4 years and two month, would be reassessed by SSDC next year and could lead to an improvement.

Overall, members were not in favour of David Nichols' proposal, so it was withdrawn.

Ken Courtenay made the following proposal:

RESOLVED: It was proposed and agreed to recommend refusal of this application for the following reasons:

- **The scale is excessive**
- **There is no identified housing need**
- **The proposal is contrary to the Parish Plan and the Village Design Statement**
- **The proposal would adversely affect traffic and parking.**

Nine votes for, one abstention.

c)	17/03104/FUL	The erection of 2 No. dwellings and formation of associated access.	Mrs Rosalind Browning, Hobbyts House, Vale Street, Henstridge. BA8 0QZ
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Members discussed matters relating to over-development, flooding, visual impact and access to the highway.

RESOLVED: It was proposed and unanimously agreed to recommend refusal of this application as it represents over-development in the conservation area and because flooding will be an issue.

d)	17/02712/FUL – AMENDED PLANS	The erection of 3 No. dwellings along with associated access and parking - MINOR ALTERATIONS TO DESIGN AND ALTERATIONS TO PARKING AND ACCESS LAYOUT	Mr Paul Kellaway-Moore, 52 Ash Walk, Henstridge. BA8 0QA
Members agreed that the amended plans did not address their original concerns and felt that their previous comments should be resubmitted.			
RESOLVED: It was proposed and unanimously agreed that the Parish Council recommends refusal of this application on the grounds that access to the site and the turning area present serious and significant highway safety issues, the proposal represented over-development of the site and that the design of the dwellings is inappropriate.			
e)	17/03407/FUL	Demolish single storey brick and tile extension, erect two storey brick and stone extension and single storey lobby.	Mr J Smales, Keyham Cottage, Vale Street, Henstridge. BA8 0SQ
20:31 – One member of the public left the meeting.			
RESOLVED: It was proposed and agreed to recommend approval of this application.			
All in favour except Peter Crocker, who abstained from voting and asked for this to be recorded in the minutes.			
f)	17/03386/FUL	Convert existing garage to bedroom.	Little Acre, 7 Meadow Close, Henstridge. BA8 0SY
RESOLVED: It was proposed and unanimously agreed to recommend approval of this application.			
g)	17/03080/FUL	Erection of two storey side extension.	Mr David Kingdon, 56, Woodhayes, Henstridge. BA8 0RU
RESOLVED: It was proposed and unanimously agreed to recommend approval of this application.			

6. Planning correspondence

SSDC – Consultation on potential S106 planning obligations relating to application 17/03029/OUT – to agree any comments the Parish Council wishes to submit.

Sue Place suggested that a new youth club building could be provided.

RESOLVED: It was proposed and agreed that the Parish Council would not wish to manage play and youth facilities on the site.

Eight votes for, two abstentions.

Action 170904/2: Parish Clerk

7. Matters deferred and arising from previous meetings:

There were no matters arising.

20:42 - All except four members of the public left the meeting.

8. Correspondence

a)	08/08/17	Nick Weeks, Chairman of SSDC Area East Committee	Request that the Parish Council writes a letter of support for more local access to Artificial Grass Pitches and considers contributing an amount from the precept towards such a facility.
It was agreed to raise this matter at the next Annual Parish Meeting.			
Action 170904/3: Parish Clerk			
b)	21/08/17	RNAS Yeovilton	Invitation to attend or take part in a reception on 27 September to showcase the Royal Navy's efforts in promoting Science, Technology, Engineering and Science, (STEM) and its initiatives to promote degrees and apprenticeships in medicine and engineering and RN's initiatives in diversity and inclusion with minority groups – to consider if members would like to be involved.

William Wallace informed members that this event had been postponed.			
c)	22/08/17	Local Government Boundary Commission	Invitation to comment on possible new warding arrangements for South Somerset to deliver electoral equality – to agree members to comment.
It was agreed that the Parish Council did not wish to comment on warding arrangements.			

9. Council Matters

- a) To hear feedback regarding the recent Village Agent meeting.

Carolyn Nichols reported that the recent meeting, attended by herself, Parish Councillors David Nichols, Sue Place and Michael Player and Raj Singh from Community Council for Somerset (CCS), had been successful and informative. Raj had been in favour of looking to recruit a Village Agent to cover the three parishes of Henstridge, Milborne Port and Templecombe and explained that someone with local knowledge would be recruited to the post. The cost to each parish would be approximately £7000 per annum. Carolyn went on to say that a subsequent meeting had been arranged with representatives from the three parishes concerned, which would take place on Friday 15 September. Milborne Port surgery had been contacted and were positive about the idea.

David Nichols added that, should a Village Agent be recruited, all personnel matters would be handled by CCS, including recruitment, line management, payroll etc.

- b) To hear an update on progress with the Housing Needs Survey.

The Clerk reported that she had spoken with Tim Cook, Neighbourhood Development Officer, SSDC, who had confirmed that the additional questions agreed at the last meeting could be incorporated into the Housing Needs Survey. Tim would prepare a quote for the work involved and had requested that a grant application form be forwarded to the Clerk so that the cost of the HNS could be requested from SSDC.

- c) To note that the chosen solicitor has been instructed in relation to the sale of Common Lane Field.

Noted.

- d) To consider allowing the Clerk to attend a Society for Local Council Clerks Regional Training Seminar on 22nd November at a cost of £69.00 plus £43.20 mileage.

RESOLVED: It was proposed and unanimously agreed that the Clerk could attend the seminar as requested.

Action 170904/4: Parish Clerk

- e) To note that a child has fallen into the patio area and was not injured and to agree any further action to be taken.

It was suggested that a disclaimer notice could be put up to say that children should be supervised at all times.

The Clerk was instructed to seek advice from the Council's insurance company and to report back to the next meeting.

Action 170904/5: Parish Clerk

- f) To note receipt of a quote for white gateways at the four entrances to Henstridge and to agree any further action to be taken.

Michael Player reported that he and the Clerk had met with a supplier and visited the four sites at entrances to the village on the A30 and A357. It would be possible to install white gates, but the company consulted (JACS UK) had quoted £8517.28 for supply and installation, which was felt to be a high price.

21:02 - Two members of the public left the meeting.

William Wallace suggested approaching Somerset County Highways to see if they could help.

Action 170904/6: Parish Clerk

- g) To agree to request that 30mph painted markers are replaced on the A30 east and west bound and to agree to request a fixed speed camera on the A30. (MP)

The Clerk was instructed to contact Somerset County Highways to request repainting of the 30mph markers on the A30 and to request the addition of 40mph markers at the appropriate locations on the west and east sides of the village.

Action 170904/7: Parish Clerk

William Wallace said that it would not be possible to obtain a fixed speed camera. Michael Player suggested that, as speed limits are ignored on the A30, a reminder sign could be requested instead of a fixed speed camera. Ken Courtenay suggested that rumble strips may help address this problem.

The Clerk was instructed to make enquiries about the installation of a speed reminder sign, rumble strips on the A30 and repainting of the zebra crossing in Ash Walk.

Action 170904/8: Parish Clerk

21:06 – Hayward Burt and William Wallace left the meeting.

- h) To discuss any outstanding highways issues or highways matters which councillors wish to raise and agree any actions arising.

The Clerk was instructed to find out when gullies would be cleared along Ash Walk.

Action 170904/9: Parish Clerk

21:11 – Two members of the public left the meeting.

The Clerk was instructed to follow up on a previous request to Streetscene for installation of bins on the two laybys east of the village on the A30 and to ask if a bin could be installed on the straight on Camp Road between Landshire Lane and Marsh Farm as litter was a problem in this area.

Action 170904/10: Parish Clerk

Michael Player reported that a traveller encampment had been set up in the lay by at Five Bridges. The Clerk was instructed to write to Dorset County Council to ask what their enforcement arrangements were in terms of removing the travellers.

Action 170904/11: Parish Clerk

- i) To hear any matters arising from playground and skate park inspection reports. There were no matters arising.

Dennis Finch informed members that young people had painted a bus shelter in Milborne Port and asked for an item to be placed on the next agenda to try to run a similar activity in Henstridge.

Action 170904/12: Parish Clerk

- j) To receive reports from representatives (VHMC, HALT, Footpaths, Tree Warden, CSW, Other) and provide guidance as appropriate

Dorset Diggers – Ken Courtenay reported that two trenches had been dug at the site in Yenston where Dorset Diggers were hoping to find a Norman priory. Only one item of pottery, possibly medieval, had been found so work was to be transferred to a neighbouring field. A committee meeting was to be held on 16th September to decide how to proceed.

Community Speed Watch – Michael Player reported that the next Regional CSW meeting would take place in Henstridge on 21st November in the Village Hall.

10. Finance

- a) To approve the cashbook and bank account reconciliation for August 2017 as presented.

RESOLVED: The Cash Book and Bank Reconciliation for August 2017, as verified by Dennis Finch, was approved and signed by the Chair.

- b) To approve the following accounts for payment and two signatories for cheques:-

Minute ref	Supplier/Contractor	Narrative	Amount
	Gillingham Imperial Silver Band	Hire for Picnic in the Park	£100.00
8a) 07/08/17	Came and Company	Parish Council insurance 2017-18	£1,131.16
11b) 04/07/16	Nest	Pension payments September 2017	£20.03
	Staff	Salaries August 2017	£1,053.10
	Staff	Salary August 2017	£32.30
	Staff	Expenses August 2017	£108.48
	Stalbridge Building Supplies	Paint, brushes & white spirit	£16.67
	Happy Bouncers	Bouncy Castle Hire - Picnic in the Park	£80.00
	HMRC	Tax and NICs August 2017	£207.30
	Information Commissioners Office	Data protection registration renewal	£35.00

The Clerk was instructed to put together an income and expenditure sheet for the recently held Picnic in the Park event.

Action 170904/13: Parish Clerk

All the cheque values were verified against the invoices presented by Carolyn Nichols, and the invoices signed as a correct match.

RESOLVED: The above accounts were approved for payment and David Nichols and Jean Oswick agreed as signatories.

11. Date of Next meeting –The next Parish Council meeting will be held on **Monday 2nd October 2017**. All items for inclusion on the agenda and all items to be listed under issues arising from previous meetings must be received by the Clerk by **9.00am on Thursday 21st September**.

12. Exclusion of Press and Public: To consider exemption of press and public for remainder of meeting under Public Bodies Admissions To Meetings Act 1960, Section 1 (2) in order to progress a staffing issue referenced in the confidential information distributed to members before the meeting.

21:23 – Howard Bentley-Marchant left the meeting.

The Clerk explained the matter of increased workload for a member of staff, as detailed in the report distributed to members prior to the meeting.

21:25 – Howard Bentley-Marchant returned to the meeting.

Members approved an increase in hours for the staff member concerned, which could be accommodated within the current budget.

The meeting ended at 21:25.

Agreed and signed by the Chair _____

Date _____