

HENSTRIDGE PARISH COUNCIL

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Approved minutes of a meeting of Henstridge Parish Council held on Monday 5th February 2018

Present: David Nichols (Chair), Howard Bentley-Marchant, Ken Courtenay, Dennis Finch, John Graham, Carolyn Nichols, Bruce Pike and Michael Player

Also present: District Councillor Hayward Burt and District and County Councillor William Wallace

Clerk: Zöe Godden

There was 1 member of the public present at the start of the meeting.

The meeting began at 19:32.

1. Apologies for absence.

Apologies had been received from Simon Cullum, Jean Oswick, Sue Place, Barry Paginton and PCSO John Winfield.

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

2. Declarations of interest.

David Nichols and Carolyn Nichols declared Disclosable Pecuniary Interests in item 5b as David carried out work for the applicant. It was **agreed** that Dennis Finch would take the Chair for item 5b.

3. To approve as a correct record the minutes of the previous meeting held on 08/01/18.

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

4. Reports

a) To receive any Police matters.

PCSO John Winfield had contacted the Clerk prior to the meeting and asked her to raise the following issues: complaints had been received about flooding in Furge Lane; slabs had been removed from the boundary of 52 Ash Walk and been left in to road; any new crimes or additional instances of previously reported crimes should be reported to the 101 number to ensure that crimes were legged, enabling Avon and Somerset Police to deploy officers accordingly.

b) To receive County and District Councillor reports.

District and County Councillor William Wallace reported that despite a huge increase in hospital admissions over the Christmas period, Somerset had met its targets in terms of the transfer of care from hospital. Targets were exceeded in all four main hospitals. At Muscliffe Park, over 500 care packages for safe discharge had been achieved by Adult Social Care, freeing up 80 beds.

District Councillor Hayward Burt noted that proposed changes to ward boundaries would be discussed later in the meeting. Hayward informed members that planning application 17/02712/FUL (52 Ash Walk) would be considered at the next Area East meeting on 14th February. Finally, Hayward said that he would follow up on complaints about light pollution at Landshire Lane, if required.

5. To consider the following planning application:

	Application number	Proposal	Applicant details
a)	17/02712/FUL - amended plans	The erection of 3 No. dwellings along with associated access and parking - ADDITIONAL INFORMATION IN RELATION TO HIGHWAY, ALTERATIONS TO PROPOSED PARKING AREA, ALTERATIONS TO DESIGN AND POSITION OF PROPOSED ACCESS, RESULTS OF TRAFFIC SURVEY	Mr Paul Kellaway-Moore, 52 Ash Walk, Henstridge. BA8 0QA
<p>John Graham noted that the original planning application had included eight parking spaces rather than the seven shown in the additional information. An area for bin and cycle storage was also included in the original application but had been removed from the newly submitted information.</p>			
<p>David Nichols informed members that he and Simon Cullum had asked the Clerk to go through the additional information relevant to this planning application. The following points had been noted:</p>			
<p>PARKING</p>			
<ul style="list-style-type: none"> • The minimum number of parking spaces for a development of this size was seven, which had been provided. However, providing the minimum required parking spaces for residents and visitors was inappropriate for this site due to its location on the major A30 and the fact that there were no additional parking facilities available in the vicinity. • The developer's highway consultant had stated that nine cars could park in the parking area despite only seven spaces being provided. This would mean cars parking in the turning area which was supposed to be kept clear at all times. • The developer's highway consultant had dismissed the advice from the SSDC Highway Consultant to add single or double yellow lines to prevent parking on the road. This would allow residents and their visitors to park along the A30 at any time, causing additional congestion and road and pedestrian safety issues. 			
<p>SPEED</p>			
<ul style="list-style-type: none"> • Despite the 85th percentile results, 9% of westbound vehicles and 38% of eastbound vehicles were still recorded as travelling over 35mph. 			
<p>ACCESS</p>			
<ul style="list-style-type: none"> • The developer's highway consultant had stated that, if residents of the new properties had trouble turning right into the parking area, they "could turn right into Vale View and undertake a U turn". Residents would likely face the same difficulty turning right into Vale View as they would turning into the parking area. Also, additional U turns in Vale View would cause danger to the children and other residents living there. 			
<p>Members discussed the additional information at length.</p>			
<p>RESOLVED: It was proposed and unanimously agreed that the Parish Council recommended refusal of this application because, despite the amended proposals, members felt that access to the site and the turning area presented serious and significant highway safety issues, the proposal represented over-development of the site and that the design of the dwellings was inappropriate.</p>			
b)	18/00085/FUL	The temporary siting of 2 No. mobile homes for agricultural workers (Retrospective).	Mr Crocker, Poultry Farm, Landshire Lane, Henstridge. DT10 2RY
<p>19:54 – Carolyn Nichols and David Nichols left the meeting and took no part in discussions or voting due to the previously declared disclosable pecuniary interest. Dennis Finch took over as Chair.</p>			
<p>Members discussed the application at length.</p>			
<p>RESOLVED: It was proposed and agreed that the Parish Council recommended approval of this application with the proviso that the Planning Officer should impose an appropriate time after which reapplication for permission to site the mobile homes was required.</p>			
<p>20:02 – Carolyn Nichols and David Nichols returned to the meeting and David Nichols took over as Chair for the remainder of the meeting.</p>			

6. Recent SSDC Area East planning decisions:

	Application number	Proposal	Applicant details	Current status
a)	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	Refused
b)	17/04287/FUL	Siting of temporary rural workers dwelling, erection of hay barn and extension to hardcore yard	Mr Simon Redman, Land adjoining Marsh Lane, Henstridge	Granted with conditions
c)	17/04492/FUL	Demolish existing dwelling and the erection of a new replacement dwelling	Mr David Mills, Rose Cottage, Whitechurch Lane, Henstridge. BA8 0PA	Granted with conditions
d)	17/04503/FUL	Erection of single storey rear extension	Mr and Mrs B V Mitchell, 5 Wessex Court, Henstridge. BA8 0AU	Granted with conditions
e)	17/04672/FUL	Change of use of land to form storage compound, formation of access and erection of fencing (revised application to 16/03972/FUL) (part retrospective)	Mr James Day, Land off The Marsh, Camp Road, Henstridge.	Granted with conditions

Noted.

7. Planning Correspondence

a)	15/01/18	SSDC	To note receipt of the Planning Inspectorate's decision on an appeal relating to planning application 17/00673/FUL – Erection of a two storey dwelling with improved alterations to the existing vehicular access with associated landscaping at Land adjacent Lazy Days, Marsh Lane, Henstridge.
Noted. Howard Bentley-Marchant noted that the content of the Inspector's report might be of use when responding to future applications of a similar nature.			
b)	25/01/18	A357 Group	To consider liaising with North Dorset District Council and Stalbridge Town Council regarding the impact of development in Stalbridge on traffic volumes and pedestrian safety on the A357.
David Nichols reported that he and Carolyn Nichols had given dates to Stalbridge Town Council for an initial meeting to take place.			

8. Matters deferred and arising from previous meetings:

- a) To agree members to attend the Area East meeting on 14th February in case planning application 17/02712/FUL (52 Ash Walk) is on the agenda and to agree the Parish Council's comments in relation to this application.

It was **agreed** that Howard Bentley-Marchant, Simon Cullum and the Clerk would attend the Area East meeting on behalf of the Parish Council. Comments would be as per agenda item 5a.

Action 180205/1: HB-M, SC & Parish Clerk

The Clerk was instructed to forward her summary of the additional information to Howard and Simon.

Action 180205/2: Parish Clerk

- b) To note a response from Dorset County Council's Traveller Liaison Officer regarding the Five Bridges site and agree any further action to be taken.

Noted. Carolyn Nichols noted that there was a lot of rubbish along the A30.

The Clerk was instructed to contact Dorset Police to ask if they could move the travellers on from the lay by.

Action 180205/3: Parish Clerk

- c) To note that Somerset County Council is considering introducing a revised Speed Indicator Device scheme for which Parish and Town Councils would have to make a financial contribution; to note that the Clerk has confirmed that the Parish Council would be interested in taking part in such a scheme; to agree any further action to be taken.

Noted. William Wallace said that Milborne Port Parish Council might be interested in joining a cluster with Henstridge and Charlton Horethorne to ensure the continuation of SID provision.

9. Correspondence

a)	12/01/18	Local Government Boundary Commission	Invitation to comment on draft recommendations on the future electoral arrangements for South Somerset District Council; to agree comments to submit.
<p>The impact of the proposed changes was discussed. William Wallace confirmed that Henstridge and Charlton Horethorne would remain rural settlements. Hayward Burt informed members that any alternative proposals offered to the Local Government Boundary Commission would need to demonstrate that Henstridge had a community of interest with other Councils in its ward and that roughly the same number of electors should be achieved. Hayward also advised that the consultation should be promoted locally. It was noted that equalising the number of electors in each ward was the goal of the review. The Clerk was instructed to promote the consultation in the next Wots On submission.</p> <p style="text-align: right;">Action 180205/4: Parish Clerk</p> <p>It was agreed to defer the decision on how to comment until to the next meeting.</p> <p>20:27 – William Wallace left the meeting.</p>			
b)	15/01/18	Alison Shearer, St Nicholas School	To note receipt of an email thanking the Parish Council for the recently awarded grant for 2018-19.
Noted.			
c)	19/01/18	Somerset County Council	Invitation to comment on proposals for the future of the Somerset Library Service; to agree comments to submit.
<p>Ken Courtenay noted that the closest library was in Milborne Port and that the proposals were that this library was either run by volunteers or replaced by a mobile library. Ken suggested that, if Milborne Port library was replaced by a mobile library that it could also visit Henstridge as there was no mobile library service in the Parish at all.</p> <p>RESOLVED: It was proposed and agreed that the Parish Council supported the continuation of library services in Milborne Port but that, should the library be replaced by a mobile service, this should also visit Henstridge.</p> <p style="text-align: right;">Action 180205/5: Parish Clerk</p> <p>The Clerk was instructed to publicise the consultation in the next edition of Wots On.</p> <p style="text-align: right;">Action 180502/6: Parish Clerk</p>			

10. Council Matters

- a) To note concerns regarding perceived light pollution from an industrial estate and agree any action to be taken.

The matter was discussed. Hayward Burt reported that he had consulted SSDC's Environmental Health Department and been informed that light pollution could not be dealt with, whereas, light nuisance could be investigated.

The Clerk was instructed to contact complainants and advise them to contact Environmental Health directly.

Action 180205/7: Parish Clerk

- b) To agree two councillors to act as signatories for documents relating to the sale of Common Lane Field; to agree that these two councillors will provide two types of identification to be copied and certified by the Parish Clerk.

RESOLVED: It was proposed and agreed that John Graham and David Nichols would act as signatories in the matter of the sale of Common Lane Field.

Action 180205/8: Parish Clerk

- c) To hear an update on discussions with the Diocese of Bath and Wells in relation to the future of the Glebe Field. (DN)

David Nichols informed members that he had arranged to meet Damian Lawrence, Head of Property Services at the Diocese of Bath and Wells on 22nd February for an informal conversation about the future of the Glebe Field.

Ken Courtenay said that some possible uses for the Glebe Field could be an extension to the burial ground, open space retention and a hub similar to that in Stalbridge. Ken also asked if the Parish Council could acquire the Glebe Field from the Diocese. David Nichols agreed to raise these issues at the meeting on 22nd February.

Action 180205/9: David Nichols

- d) To consider a request from the Village Hall Management Committee that the Parish Council should write a letter of support for its plans to improve roof insulation at the Village Hall.

Members **agreed** that they would reconsider making a financial contribution once the VHMC's plans were clear. Members further **agreed** that they supported the principle of improving insulation at the Village Hall and instructed the Clerk to email the VHMC accordingly.

Action 180205/10: Parish Clerk

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

The Clerk reported that the Housing Needs Survey (HNS) had been printed and would be delivered to every domestic property in the Parish with the next Wots On magazine.

Ken Courtenay asked what impact the results of the HNS would have on future planning applications. Hayward Burt informed members that the HNS would show the housing need in Henstridge, including any need for social housing.

The Clerk was instructed to write an article for the next Wots On magazine to highlight the importance of completing the survey, to offer help with completing the questionnaire and to ask residents to help each other to return the surveys.

Action 1802805/11: Parish Clerk

- f) To hear an update on progress with the Village Agent project and consider allocating £7000 to secure Village Agent coverage for Henstridge for one day per week for a fixed period of one year.

The Clerk reported that Milborne Port and Abbas and Templecombe Parish Councils had not made a commitment to the idea of obtaining Village Agent coverage for the three parishes. As a result, David Nichols had asked the Clerk to contact the Community Council for Somerset (CCS) to find out if it would be possible for a Village Agent to be introduced in Henstridge only. Raj Singh, Village Agent Co-ordinator at CCS had confirmed that Village Agent coverage for Henstridge of one day per week could be achieved if the Parish Council was able to commit £7000. The Clerk confirmed that this amount could be found by reviewing earmarked reserves.

RESOLVED: It was proposed and agreed to allocate £7000 from earmarked reserves to cover the cost of Village Agent coverage for Henstridge for one day per week for a fixed period of one year.

Action 180205/12: Parish Clerk

- g) To hear an update on the Trailway project. (JG)

John Graham reported that he had attended an exploratory meeting with Scott Norman, Chair of the North Dorset Trailway Network and others who had dealt with similar projects in other areas. John referred to a map he had distributed to members prior to the meeting. The next step was to identify the owners of land between points A and B on the map. Responses from landowners in other areas had not been encouraging and it was expected that the project would be long-term.

- h) To note recent flooding in Furge Lane and debris left in the road after hedge cutting and agree any action to be taken.

John Graham reported that the debris left in the road after hedge cutting had been removed. John went on to say that flooding in Furge Lane had been awful over the past few weeks. Although the conduit at the top of Furge Lane was cleared out regularly, it blocked within a couple of hours in periods of heavy rain.

The Clerk was instructed to contact County Highways to request a site visit to determine if the conduit was in the right place and to find a resolution for the flooding problems.

Action 180205/13: Parish Clerk

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

The Clerk was instructed to Contact County Highways to follow up on information from the PCSO that slabs from the boundary of 52 Ash Walk had been left in the road.

Action 180205/14: Parish Clerk

Michael Player reported that Dorset Aquatics had dug a ditch causing surface water to flow down their bank and into the highway, resulting in a permanent wet patch on the highway. The Clerk was instructed to contact SSDC's Planning Department to alert them to this and ask for remedial action to be taken.

Action 180205/15: Parish Clerk

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

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

Community Speedwatch – Michael Player reported that a recent session on the A30 had recorded 10 out of 360 vehicles breaking the speed limit. Two number plates could not be read because they were too dirty. Traffic had not been very heavy.

11. Finance

- a) To approve the cashbook and bank account reconciliation for January 2018 as presented.

RESOLVED: The Cash Book and Bank Reconciliation for January 2018, 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
11b) 04/07/16	NEST	Pension payments January 2018	£20.03
11f) 04/07/16	bOnline	Village Hall broadband Dec 2017	£28.07
11b) 04/07/16	NEST	Pension payments February 2018	£20.03
	Staff	Salaries January 2018	£1,052.70
	HMRC	Tax & NICs Jan 2018	£210.10
	Stalbridge Building Supplies	Scalpings for woodland and hammerite for swings	£23.30
9a) 03/07/17	David Sanders Solicitors	Payment for Land Registry fees re Common Lane Field	£50.00
OS 10a) 14/12/17	Outdoor Play South West	50% deposit re play area maintenance and repairs	£2,358.00
OS 11a) 30/10/17	Simon Cullum	Reissue of lost cheque 3344 re woodland matting (PN99)	£75.44
	Staff	Salary Jan 2018	£41.15
	Staff	Expenses January 2018	£112.13
	T J Young	Annual service on mowers (x2), hedge trimmer (x2) & strimmer	£396.65

11f) 04/07/16	bOnline	Village Hall broadband January 2018	£28.07
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The Clerk reported that the payment to David Sanders could not be made because the solicitor had not been able to submit an invoice in time. The solicitor had agreed that the cost of any search fees would be added to the final invoice once the sale of Common Lane Field had been finalised.

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, except for the payment to David Sanders and Ken Courtenay and David Nichols agreed as signatories.

- c) To note that the Clerk has applied for a grant from the Avon and Somerset Police Road Safety fund and that a decision will be made by the end of April 2018; to consider how this will affect the timing of road safety improvements and agree any further action to be taken.

Michael Player informed members that Avon and Somerset Police and other forces, approved the use of white gates as a traffic calming measure. Once installed, County Highways would have responsibility for maintenance of the white gates.

The Clerk was instructed to find out if there would be a gate on either side of the road or on one side only.

Action 180205/16: Parish Clerk

RESOLVED: It was proposed and unanimously agreed that the Parish Council would fund the cost of the white gates itself if the grant was no obtained in time.

Action 180205/17: Parish Clerk

- d) To note that the Clerk has submitted an invoice to Bowden Solar Park Limited to enable receipt of the agreed Community Benefit Payment of £20,000.

Noted.

- e) To consider a grant request from Radio Ninesprings.

Members **agreed** that they did not wish to make a contribution because the coverage map did not include Henstridge.

12. Date of Next meeting –The next Parish Council meeting will be held on **Monday 5th March 2018**. 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 22nd February 2018**.

The meeting ended at 21:22.

Agreed and signed by the Chair _____

Date _____