



HENSTRIDGE PARISH COUNCIL

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Draft Minutes of the meeting of Henstridge Parish Council held on Tuesday 6th December at 7.00pm at Henstridge Village Hall

Present: Cllrs - Ken Courtenay (Chair), Barry Howlett, Any Scard, Christine Steel, John Graham, Peter Thompson and Dennis Finch, Elspeth Graham, Adrian Gaymer, Deborah Petheram.

Also Present: County Cllr Sarah Dyke and 3 members of the public.

Public Open Session:

Concerns were heard from a representative of the A357 group relating to the planning application 17/03029/OUT (to mitigate traffic and pedestrian safety issues on the A357/High Street) suggesting that the developers might try to wriggle out of their obligations to meet the conditions previously agreed relating to highway and pedestrian safety. It was impressed upon the parish council that the development should not be permitted to go ahead until the S73 issue was resolved satisfactorily. Cllr Dyke highlighted the need to be resilient to winter flooding in the parish as SSDC were no longer supporting parishes with flood prevention measures.

19:15 - Meeting opened.

The Chair proposed that item 9d) be discussed under 7a) as the PC had been made a consultee since the agenda had been posted. There was unanimous agreement.

RESOLVED: To discuss and respond to under item 7a) Planning, a proposal by Phoenix to discharge Condition 10 iii of the outline planning permission 17/03029/OUT (to mitigate traffic and pedestrian safety issues on the A357/High Street) granted in 2018.

1. Apologies for absence: Cllr Smith and Cllr Rose.

2. Declarations of interest: Cllr Steel declared interests in item 8c as she had a payment due.

3. To approve as a correct record the minutes of the previous meeting held on Tuesday 1st November 2022:

RESOLVED: To approve the minutes of the meeting held on 1st November 2022 as a true and accurate record of the meeting.

4. To note circulation of the Actions from Meeting list and discuss any matters arising:

Cllr Courtenay gave an update on each action from previous meetings:

Cllr Howlett reported that the mandate had been updated and was now correct for current Cllrs. There were no outstanding actions identified at this time.

All other actions were ongoing and would be reported back at a future meeting.

5. To co-opt members to the Parish Council

There was no one to co-opt at this time.

6. Reports

a) To receive any police matters: None.

b) To receive County and District Councillor reports: Cllrs Clark and Dyke had provided a written report that had been circulated by email. Cllr Dyke gave an update on SCC Highways stance relating to the Phoenix consultation, explaining that the plans that had been received from the developers were not what had been discussed, advised and believed agreed at a recent meeting and site visit of SCC Highways, developers and county councillors only (Henstridge PC was not included in this meeting). She thought these plans unsuitable. Somerset Highways would want a full survey of the whole length of the suggested re-route of HGVs on A30, Camp Rd and Landshire Lane before it could consider any possibility of

assessing its acceptability for HGVs according to Sarah Dyke. She thought it would be too expensive for the parish.

County Cllr Dyke further stated she would not support the building of houses on the Woodhayes Way development until the Appeal Inspector's condition 10 iii / S73 had been resolved to the satisfaction of the community as well as the local authority.

7. Planning

a) To consider the following Planning Applications:

Application number	Proposal	Applicant Details
22/02819/FUL	The retention of a temporary dwelling and outbuilding (as previously approved under 19/01043/FUL) (to replace approved temporary caravan) with covered link to existing outbuilding, to be removed when construction of dwelling approved under reference 16/01259/FUL is completed, and retention of shed for storage/workshop use.	Land adjoining Keyham Cottage, Vale Street, Henstridge
RESOLVED: To SUPPORT the application with a 3 year time limit condition attached, as previously stipulated.		
22/02934/PREMAJ	Residential development of up to 160 dwellings with landscaping, access from Bowden Road and the A357, a community facility and associated infrastructure	Land south of Bowden Road, Templecombe
RESOLVED: To OBJECT to the application with the following comments: Para 9.2 of the EIA response ignores the cumulative effect of traffic generated by other large developments on the A357 in Henstridge, Templecombe and Stalbridge doing significant harm to the village, with further housing developments already approved making the current situation considerably worse. Should this development progress, they would request that a southerly CEMP route be approved. Concern that there would be a significant increase in local traffic on Bowden Road as that would be the preferred route into Sherborne. 160 more houses are simply too many for this village to cope with.		
22/02240/S73	Land Os 5439 Part Townsend Green Henstridge	
RESOLVED: To OBJECT to the application with the following comments: Henstridge Parish Council resolved to OBJECT at a full council meeting held on 6th December 2022 Henstridge Parish Council has been invited by South Somerset District Council to comment on an S73 application to vary Condition 10 point iii (scheme for pedestrian improvements), and to also discharge points i and ii of Condition 10 of Approval 17/03029/OUT for the Outline planning application for up to 130 dwellings. Site Address: Land Os 5439 Part Townsend Green Henstridge Templecombe (GR:372579/119373). The application consists of drawings without any explanatory text. Following an Appeal enquiry held between 25 and 27 September 2018 the Inspector's Appeal Decision (APP/R3325/W/18/317690) stated: The Council (South Somerset District Council) and the appellant (Gladfman Developments Ltd) had [...] reached agreement regarding highway safety matters []. This is subject to imposition of a condition requiring improvements to footway provision in the village. (Paragraph 4.). Highway safety was highlighted by the Inspector as a main issue in the appeal (Paragraph 6. lii) The appellant has also submitted schemes for improvement of pedestrian facilities along the A357 in Henstridge and on Furge Grove. The Council is now satisfied that the proposal would not be harmful to		

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highway safety subject to provision of those improvements (Paragraph 21).

A section of the A357 High Street, where front doors of houses open directly onto the road has no safe pedestrian access (Paragraph 22). The scheme of pedestrian improvements would include provision of a footway of 1.8m width along High Street to the north of its junction with Marsh Lane (Paragraph 23).

The works are necessary in the interest of ensuring pedestrian safety and enabling sustainable travel to support local facilities. Policy TA5 of the LP requires new development to address its own transport implications and to maximise the potential for sustainable transport. The pedestrian improvement works would be necessary to ensure the proposal accords with that policy (Paragraph 24).

The Inspector found that the pedestrian improvement works mentioned in Paragraph 4 of his decision “would be necessary in the interests of highway safety and accessibility..” (Paragraph 45).

Henstridge Parish Council understands that the current applicant (Barratt David Wilson) and Somerset County Council have concluded that the highway scheme agreed between South Somerset District Council and Gladman in 2018 is not viable and strongly supports this judgement.

The plans submitted for comment by way of the S73 application contain some positive aspects, for example the 20 mph speed limit in the High Street, the 2 metre altered road surface at each entrance to the High Street and the No Entry sign to Church Street.

However, the scheme for yellow boxes will cause frequent gridlocks. Visibility at either end of the southerly yellow box is inadequate, the northern yellow box will cause traffic to wait outside the shop entrance (The developer’s original application for 130 houses promoted the village shop as one of the few services in the village.). These gridlocks will divert traffic on to the pedestrian routes using the back streets (Woodhayes, Furge Grove and Church Street), making pedestrian safety worse.

No evidence has been produced to show that the safety of traffic and pedestrians, if the S73 proposals are implemented, would match the requirements of the Appeal Decision.

Henstridge Parish Council concludes that the improvements in highway and pedestrian safety specified as conditions in the granting of Approval 17/03029/OUT will not be met by 22/02240/S73 and urges Refusal.

ACTION: Parish Clerk

b) To note recent SSDC Planning Decisions:

Application number	Proposal	Applicant details	Decision
21/00544/FUL	Change of use of land to equestrian and the erection of a stable block building.	Oakvale House Shaftesbury Road Henstridge Lane BA8 0TG	Application Permitted with Conditions

Noted.

8. Finance

a) To approve the cashbook and bank account reconciliations dated 31st October 2022 as presented for the Current and Reserves account

RESOLVED: To approve the bank reconciliations as presented and sign as approved

b) To approve the NALC National Salary Award 2022-23 terms and backdated pay

RESOLVED: To approve the NALC National Salary Award 2022-23 terms and backdated pay.

c) To approve the following accounts for payment to be paid via internet banking and agree two signatories to authorise

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Supplier/Contractor	Narrative	Amount
J Ferguson	Locum Fee	£2062.50
SALC	Planning Application Training	£25.00
Somerset Playing Fields Association	Annual membership fee	£15.00
Steve Burrows	Reimburse – Boules Court	£295.25
Stalbridge Building Supplies	Boules Court	£1221.59
Christine Steel	Reimbursements	£68.11
SSDC	Ranger	£768.30
Henstridge Village Hall	Hall Hire Fee	£68.25
STAFF	Backdated pay (gross) FOR REPORT	£624.48
TOTAL	Dec-22	£5148.48

RESOLVED: To approve the payments, totalling £5148.48 as presented with Cllr Howlett and Cllr Finch agreeing to authorise.

ACTION: Cllr Howlett and Cllr Finch

d) To approve the draft 2023/24 budget

It was decided that the Finance Committee would meet before Christmas to agree the final 2023-24 budget and precept, presenting their recommendations to the next Parish Council meeting for resolution. All Cllrs agreed that the 2023-24 budget should not necessitate a precept request increasing the council tax bill of a band 'D' property by more than 10%.

ACTION: FC

9. Council Matters

a) To receive a report on the Village Hall water leak. To receive three quotes for the repair and to approve the chosen contractor and quote. (Open Spaces).

Two quotes had been secured to date (all + VAT) and Cllr Scard was meeting with a further contractor later in the week to secure an additional quote. As the work was deemed urgent and the quotes were similar, it was agreed to delegate the decision to the Clerk in consultation with Cllrs Graham and Scard favouring the contractor that could start work soonest.

Cllr Scard asked for approval for the Wessex Water connection fee of £133.

RESOLVED: To delegate the selection of contractor to repair the water leak at the Village Hall to the Clerk in consultation with Cllrs Graham and Scar and to approve a payment of £133 to Wessex Water (to be advised when payment required).

ACTION: Clerk, Graham and Scard

b) To receive three quotes for the repair of the Village Hall car park and to approve the chosen contractor and quote (Open Spaces).

Three quotes had been received to date (all + VAT):

Quote 1 - £3460

Quote 2 - £3620

Quote 3 - £1473.65

RESOLVED: To approve quote 1 for the VH car park repair.

ACTION: Clerk

c) To accept a quote of £680+VAT from a local specialist contractor for the repair to the skate ramp kicker plates as advised in the recent Play Inspection Company inspection report. (Open Spaces)

RESOLVED: To approve the quote for £680 + VAT to repair the skate ramp kicker plates as advised in the recent inspection report.

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- d) **To receive a report on a proposal by Phoenix to discharge Condition 10 iii of the outline planning permission 17/03029/OUT (to mitigate traffic and pedestrian safety issues on the A357/High Street) granted in 2018 and on discussions with contractors and planning officers. (Cllr Gaymer)**

This item had been discussed at 7a) Planning.

- e) **To consider a request from Charlton Horethorne Parish Council for the hire/loan of the SID.**

It was agreed to loan the SID to Charlton Horethorne Parish Council twice a year for 6 week periods (starting date to be agreed with Cllr Graham) for a fee of £100 per rental period. Brackets to be purchased from Henstridge Parish Council at cost price (approx. £30 each). Any additional terms to be advised to Charlton Horethorne Parish Council in advance of the first rental period.

ACTION: Clerk and Cllr Graham

- f) **To consider the Civility and Respect Pledge requirements (NALC Civility and Respect Project).**

This was deferred to a future meeting.

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

Youth Club – Cllr Howlett reported that the Youth Club continued to be well attended and it now offered two separate sessions for older and younger children.

Footpaths – Cllr Finch reported that footbridge repairs had been carried out by Somerset Council.

Tree Warden – Cllr Thompson agreed to provide the details regarding the work required to the ditch to alleviate the flooding in Oak Vale Wood to the clerk so that a letter could be sent to the landowner

- h) **To note that Henstridge received a Silver Gilt award and St Nicholas Primary School the Clem Preece Memorial Cup for the Outstanding School from this year's South West in Bloom competition and to congratulate all concerned for their efforts.**

Cllr Courtenay and Steel had attended and presented the Memorial Cup and Award Certificate to St Nicholas' Primary School with village certificates displayed at the Village Hall.

There was a round of applause and Christmas wishes passed on to all!

9. **Date of Next meeting** – The next Parish Council meeting was confirmed as **Tuesday 3rd January 2023 at 7.00pm**. All items for inclusion on the agenda and all items to be listed under issues arising from the previous meetings must be received by the **Clerk by 9.00am on Friday 23rd December 2022**

20:35 – Meeting closed.