

# HAMBRIDGE & WESTPORT PARISH COUNCIL

## MINUTES OF MEETING HELD ON THE 10<sup>th</sup> February 2020 @ 8PM

### IN THE VILLAGE HALL

**PRESENT:** Simon Denley (Chairman), Richard Maidment, Richard Meechem, Paul Masters, County Cllr Adam Dance, Jenny Ludgate (Clerk).

668). **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Cllr Jon Lock and District Cllr Mike Stanton.

669). **DECLARATIONS OF INTEREST**

There were no declarations of Interest.

670). **MINUTES OF THE MEETING HELD ON THE 13<sup>TH</sup> JANUARY 2020**

The Minutes of the meeting were approved on the proposition of Cllr Simon Denley, seconded by Cllr Richard Meechem.

### Adjournment to Allow Public Comment

a) ***Proposed Development of the Hambridge Mill***

*Savills Estate Agents presented an initial outline of a proposed development of the Hambridge Mill, which until recently, has been owned by Chalon's. The proposed development shown in a booklet including outline sketches, had been prepared by Angus Meek Architects on behalf of a Housing Developer who was in the process of buying the site. The Savills' representatives stated their presentation was considered as the initial engagement with the Parish Council and the residents of Hambridge and Westport. The summary of the initial outline proposal was as follows;*

- *The site has an area of just over 6 acres, which includes a considerably wooded area along the old Mill stream, this area is planned to be retained without affecting the existing trees.*
- *The plan is to target 28 dwellings on the site.*
- *The existing dwellings will be retained, including 3-5 conversions in the Grade II Mill House.*
- *The target is 23 individual new dwellings, including 35% affordable housing, which would be 8 to 10 affordable houses with 1 and 2 bedrooms.*
- *The remaining houses would be a combination of houses with 2, 3 and 4 bedrooms.*
- *South Somerset District Council has reported that the greatest need is for detached and semi-detached houses with 3 and 4 bedrooms.*
- *In accordance with the Planning requirements, the development will provide at least the minimum requirements identified by the Somerset Waste Partnership.*
- *Landscaping and open spaces will exceed the South Somerset District Council Planning requirements.*
- *Examples of the Housing Developer's previous projects showed contemporary dwellings.*
- *The existing buildings on the site occupy 3,788 sqm, the proposed building footprint, including retained buildings will be 2,637 sqm.*
- *The development will provide central public space, connect to existing public right of way along the Mill stream.*
- *To support the development, there will be car parking spaces for 102 vehicles.*

*The Parish Council thanked the Savills representatives for the presentation, the initial feedback from the Parish Council was as follows;*

- *Any development would need to retain the key features of the Hambridge Mill as it is a key part of the history of the Villages. This is part of the proposal.*
- *The number of proposed dwelling is too high, this development is about a fifth of the size of Hambridge and Westport.*
- *There was concern about the impact on the existing Sewage system that is already of concern.*
- *Any development would need to be carefully considered with respect to existing flooding near the site and the impact the site with add to any potential to flooding. Float protection needs to be considered on the site.*
- *There was concern that there is not sufficient low-cost housing for local residents. The proposed units would be toward the high end of property prices*
- *Concern was raised about the impact of the considerable volume of additional vehicles that would be travelling in and out of the village.*
- *The proposed entrance/exit to the site is within the national speed limit with poor visibility*
- *As the road narrows at the Mill Bridge, outside the proposed development, this bridge would need to be widened to cope with the significant additional traffic.*
- *Concern was raised that any development would need to offer Sustainable energy solutions, including; use of the Mill stream to generate energy, electrical car charging facilities, with use of solar panels, use of air and ground heat source pumps.*
- *The development would be good support for the local amenities; the Church, Primary school, Village Hall, Pub and Shop.*

*Savills were requested by the Parish Council to investigate suitable solutions to the issues identified above. The Clerk agreed to send these issues to Savills.*

**b) Plans to install Toilets and a Small Kitchen in the Church**

*A resident advised that the plan to install toilets and a small kitchen in the Church had not significantly progressed. As identified in the Village Newsletter, this project needs a resident to volunteer to be the Project Co-ordinator.*

**c) Progress with the Support to the Village Shop**

*The Parish Council thanked County Cllr Adam Dance for his support at the Village Shop Open Meeting. The meeting had been very well supported. The meeting generated lots of ideas to support the Village Shop, a Support Committee had been set up to co-ordinate the ideas and potential Volunteers. The Parish Council agreed to continue to support where possible, within the limitations imposed. Crowd funding was proposed to provide outdoors Tables and Chairs, that would be owned by the villages.*

**670) REPORTS FROM DISTRICT & COUNTY COUNCILLORS**

County Cllr Adam Dance advised that there was still considerable discussion at County and District level about the advantages and disadvantages about a Unitary Somerset Council. The timing of concluding the discussions and the way forward would be discussed at future meetings. It was noted that as part of the discussions on Unitary Somerset Council, Parish Councils would be requested to contribute to the discussions.

County Cllr Adam Dance stated that he wanted to re-start the discussion within the County Council to reduce the speed limit in Westport to 30mph. Cllr Simon Denley requested that the reduced speed limit needed to include regular Repeaters to encourage Drivers to keep to the 30mph limit from Westport through to Hambridge.

County Cllr Adam Dance advised that he will support the funding required for a Brown Information Sign for the Village Shop.

Cllr Richard Maidment asked County Cllr Adam Dance if he could investigate with South Somerset District Council about the efforts being made to support retaining Beales in many shops in Yeovil's High Street. This would include reduced Business Rates and lower Rent.

It was noted that the District Cllr was unable to attend the meeting.

671) **MATTERS ARISING**

a) **Footpaths generally – update**

Cllr Simon Denley said that we are hoping that the Rangers' Scheme would be able to undertake this work. The Clerk advised that she was arranging an opportunity for Chris Hollins to attend a Parish Council meeting.

b) **Caravan parked at Westport – update**

There was no update on this item. Cllr Richard Maidment agreed to request an update from the District Council.

c) **Development at Westmoor Lane**

Cllr Simon Denley said that he had previously received an email from Tim Wills of South Somerset District Council, who had drafted a Planning Contravention Notice, which is basically a set of bespoke questions about the use of the land and ownership. It also seeks to obtain detailed information in order to be able to deal with an alleged breach of planning control. It gives an opportunity for the person subject to the planning contravention notice an opportunity to provide information and they are compelled to complete and return the form. Failure to respond is an offence. As he is not local to the area, he would appreciate any background information that residents might have. He hopes to serve the Notice as soon as possible. Cllr Simon Denley agreed to request an update from the District Council.

d) **Woodland Trust and Planting of trees - update**

Cllr Simon Denley said he would be collecting tree saplings this week. He said that he would tie up with the Recreational Trust and the Primary School about planting trees. It was noted that previously County Cllr Adam Dance had said that it is possible to source trees from the District and County Council.

e) **Auto Speed Watch – update**

The Clerk said that a presentation had been arranged to be given at the March Parish Council meeting.

f) **Request for road safety mirrors at Isle Brewers Lane and Ruskway Lane – update**

Cllr Richard Maidment stated that this had been provisionally agreed.

672) **FINANCE REPORT**

a) **Accounts for payment**

The following account was approved for payment on the proposal of Cllr Simon Denley, seconded by Cllr Richard Meechem;

Clerk's Wages February £65.05

673) **LAW AND ORDER**

The recent crimes of stealing Lead from local Church roofs were discussed.

674) **PLANNING REPORT**

The Planning Application was as follows;

**Planning Application: 20/00102/LBC The Old School House, Hambridge (a Listed building).**

External alterations including replacement Roof lights, creation of a new Doorway to the south elevation and the part removal of a south garden wall.

The Parish Council reviewed the plans that supported this Planning Application. The Roof light windows were a direct replacement for existing Roof light windows. The new Doorway will not overlook any other near property and the changes to the garden wall will be minimal.

It was agreed that the Parish Council fully supported this Planning Application, the Clerk will respond to the Planning Office.

675) **CORRESPONDENCE**

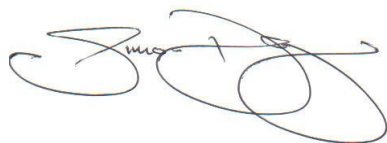
The Clerk had received and forwarded to Cllrs the following;

- The Future of Local Government in Somerset.
- A Briefing from Somerset Waste Partnership about a planned campaign, "Slim My Waste". This is a campaign to encourage residents to reduce Food Waste being placed in Wheelie Bins, Use of Gardening Waste Collection, progress on energy from Waste, the latest on recycling.
- VE Day Celebrations in Langport.
- Langport Town Council Open Meeting on Future Flood Protection and Sustainability Improvements.

676) **MATTERS ARISING**

It was agreed to add the following items to the Agenda for the March 2020 Parish Council meeting;

- a) **Footpaths generally – update**
- b) **Caravan parked at Westport – update**
- c) **Development at Westmoor Lane -update**
- d) **Woodland Trust and Planting of trees - update**
- e) **Auto Speed Watch Presentation**
- f) **Request for road safety mirrors at Isle Brewers Lane and Ruskway Lane – update**



9<sup>th</sup> March 2020

**CHAIRMAN** \_\_\_\_\_ **DATE** \_\_\_\_\_