

HAMBRIDGE & WESTPORT PARISH COUNCIL

MINUTES OF MEETING HELD ON THE 11TH NOVEMBER 2019 @ 8PM

IN THE VILLAGE HALL

PRESENT:- Cllrs Simon Denley (Chairman), Jon Lock, Richard Maidment, Richard Meechem .Paul Masters and District Cllr Mike Stanton. County Cllr Adam Dance joined the meeting during the adjournment.

642). **DECLARATIONS OF INTEREST**

There were no declarations of interest.

643). **MINUTES OF THE MEETING HELD ON THE 14TH OCTOBER 2019**

The Minutes of the meeting, having been circulated to the members were approved and signed on the proposal of Cllr Paul Masters.

644). **MATTERS ARISING**

a). **Footpaths generally – update**

i). **Footpath L192**

Cllr Simon Denley said that it basically involved putting in an application with the proposed route and obtaining consent from the landowners involved. He felt it could take a while and Cllr Richard Maidment offered to take it on.

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

Cllr Simon Denley said that he had no other update other than the police leaving a message saying that they would attend but, they could not find anything untoward. As far as he knew, nothing was being enforced but, Mike Evans might have a bit more information. Cllr Simon Denley said that he seems to have disappeared again. Dist. Cllr. Mike Stanton said that he had received an update from Tim Wills advising that it was a legal thing and the Legal Department has to actually prepare an Enforcement Notice. There is some useful information which states that the absence of a postal address is technically of no real concern as the ‘legislation address’ to serve notices on the land and also at the last known address. On the trees and the hedge Phil Poulton, the Tree Officer, is taking up a separate Enforcement Notice on the removal of the hedge. Dist. Cllr Mike Stanton said, with the trees, if there is not a TPO on the big tree or. if it is not in a conservation area, there is nothing that can be done about it, He would keep chasing the matter up and Phil Poulton would check to see if it was a conservation area.

Cllr Simon Denley said he had reported the vehicle to the DVLA and they had advised that it is not taxed or insured. It also does not have a MOT. He was parking slightly up by the Environmental Agency. Technically he was still on the highway. District Cllr Mike Stanton said that he was doing as much as he could to resolve the situation.

c). **Auto Speed Watch – update**

Cllr Simon Denley said that the Clerk had sent some information out. In view of the fact that there was a lot of information, he recommended that we defer discussion of this item until the December

meeting. It was suggested that we could enquire about attending one of the demonstrations being given to Curry Rivel Parish Council.

d). **Risk Assessment**

Cllr Simon Denley said that we have reviewed this document and it had been approved.

e). **Development at Westmoor Lane**

Cllr Simon Denley said that he had not heard anything more concerning this development. He had emailed the Planning Officer in charge and that had been after our last meeting but, he had not received a response. Dist. Cllr Mike Stanton asked Cllr Simon Denley to let him have a copy of the email he had sent and he would follow this matter up. Cllr Simon Denley said we would continue to feature this item on the Agenda.

645). **FINANCE REPORT**

The following accounts were approved for payment on the proposal of Cllr Paul Masters, seconded by Cllr Richard Maidment.

a). **Accounts for payment**

Clerk's Wages – November	£ 65.95
Max von Tyszka – Recreation Ground Maintenance	£220.00
Max von Tyszka – Churchyard Maintenance	£200.00
Roadware Ltd – Salt Bin	£ 80.34 incl. vat

Cllr Simon Denley said that Ian Dunster had requested a salt bin to be sited outside the Post Office. The bin has been registered with the Highways who have agreed to fill it for free. This is more for the pavements near the shops which can become dangerous in freezing weather.

The Clerk advised the following balances at present held in the bank:- Current Account £11,895.43 and Reserve Account £24,615.47

Adjournment to allow public comment

a). *Steve Howe advised that he worked for Co-Operative Services and we are looking to buy Hambridge Mill. The idea is to set-up a sustainability centre which we could call an eco centre. That would be in the warehouse and workshop part. The more residential buildings we will be seeking to set-up a new housing co-op to provide houses in those buildings. He wanted to talk about these projects. To get your view and to ask if you have any concerns. At the moment these are only ideas, there are no firm proposals or plans that he could share with us. When questioned, he said that they had raised some working capital at the moment for going on with the preparation work. What would happen if we decided to go ahead, we would probably issue community shares and support further afield as well to buy shares. We would also get loan stock. There might be some grants available as well and the rest of the funding by mortgages.*

He was asked whether it was supported by South Somerset District Council. He said not yet but, he would be in touch with them this week. For the sustainable eco centre, there are two main ideas about what will happen there. One is an educational centre which would be open to the public and will also serve professionals and schools as well. It is a very large site and some of those workshops could be units for sustainable technology. Alongside that will be some sort of business centre and a café. That is the main headline about sustainability.

Cllr Richard Maidment asked if there was anywhere else in the country that there is a model that this has been based on or is this a new idea. He was advised that there was nothing like it that we were looking at now. There is one for education and others that are not centres at all and they both provide services.

Cllr Simon Denley asked how many residential properties you would end up providing. In the Sales Office by the car park, there could be five one-bedroom units. Mill House and Mill cottage are grade 2 listed buildings and you cannot do much with them or near them. It would be difficult to split them up into units and it would be expensive. You could have possibly nine or twelve units if they split into smaller units. A question was raised as to it being a rural area and that there is no transport. He was advised that the last project at Donyatt fell through because at the last moment because more money came in from a private organisation. Steve Howe said that in terms of transport, that is a problem. We could possibly look at some way of setting-up some sort of environmental bus service. An electric bus service or some form of transport. He was questioned as to whether this would be for everyone. He said he would take a view on that. Cllr Richard Maidment asked if they were tied into the South Somerset District Council's Sustainability Plan. District Cllr Mike Stanton said that the bus service is part of the strategy. Longer termed, Cllr. John Clark, Enterprise Portfolio Holder, is working on a proposal from an organisation called Catapult to, long term, try to bring in small buses that are satellite controlled.

Cllr Simon Denley said that we have our Village Plan which is always a good thing to refer back to. A copy of this can be found on the Hambridge Website. That was conducted some years ago and in that there was the requirement for some low-cost housing for local people. What we have seen is, youngster that were born and brought up in the village are having to move out because they cannot afford to live here. Whether there is a need now, he did not know of anyone trying to get on the property ladder. The Parish Council feels that it is important that there should be affordable housing available for just that situation. District Cllr Mike Stanton said that what tends to happen is that the developer matches the 35% requirement for affordable and then they say that they cannot afford even that, so they put in an amended application to only 20% and then they say we cannot even afford that so it will be 15%. This kind of organisation would not do that. Mr. Howe said they would have to be up front because it is going to be quite an expensive job to actually make it into houses. It is Grade two listed and a difficult layout but, we will do what we can.

Cllr Simon Denley asked what the next step would be. Steve Howe said that the next step would be to have the plans drawn up and get the Parish Council's approval before it goes to the planners. Cllr Simon Denley said he had been concerned because he had not seen any planning applications and it was felt that we were promoting something that we did not necessarily understand. He felt it was very useful that Mr Howe had come to explain the situation. Cllr Richard Maidment asked whether it was proposed to become carbon neutral with the site. You might plan to have a lot of workshops. Steve Howe said that it would be carbon neutral in renewal energy and solar sails.

Dist. Cllr Mike Stanton said that before starting a pre-planning consultation you ought to get an informal view from the planners. Cllr Richard Maidment said that he guessed they would have to buy it before you put in any planning applications. He was advised that at the moment there is an option to buy, so that means we do not have to raise all the funds at once.

- b). *A resident said that it had been brought up once before about clearing the hedges back from the pavement. It was making it necessary for pedestrians to keep stepping out into the road to avoid branches hanging over. Following discussion, it was agreed that an item should feature in the Newsletter drawing attention to the problem. The resident also drew attention to the problem in Hundry Lane where the dog mess bins are overflowing. This would come under the District Council and suggested that Chris Cooper or Nick Allen would be the best contacts.*
- c). *A resident referred to the caravan situation and Westmoor Lane development. They are both within 8 metres of the main river and they should have permission from the Environment Agency for any work done, whether planning is required or whether planning has been given. Cllr Simon Denley said that he thought that the Environment Agency have agreed that he should not be there. District Cllr Mike Stanton said that they had checked out the one in Westport. called Cherry Trees, and they had said that they did not think there was any significant condition created with run off or flood risk. County Cllr Adam Dance said that if they do not have planning permission, they should not be there anyway. District Cllr Mike Stanton said that there was an enforcement order going through for the Westport site. Westmoor has not go as far as legal yet and he would check.*

The resident said that the other related thing was the expansion of the projected housing on land adjacent to Burgum. Cllr Simon Denley said that would be dealt with under the Planning Report.

- d). *Mike Evans said that when you come out of Isle Brewers Lane, there used to be a mirror there which allowed you so see any cars coming. It appears to have been removed and he questioned how we could get it put back there. It is the same as when you are coming out of Ruskway Lane. County Cllr Adam Dance said that Highways would not provide or install them. The only way is to install them yourselves on your own land. Mike Evans said he would have to ask the Parish Council to spend a bit more on the Newsletter this month because there will be eight pages to cover various projects and this was unanimously agreed There are going to be two advert pages as well. Mike Evans also wished to congratulate the Parish Council on the turn-out for the Wreath Laying Service. He said he had attended the Somerset Community Event about Village Halls to talk about internet security in village halls . A policeman had come from the Crime Unit and spent the whole half-an-hour talking about protecting individuals and nothing about protecting Village Halls. One thing that came out of that was the Good Neighbours Scheme and he thought we might do something with that. There is money available for community dining and he thought we could use some of that for the Big Breakfast. He was thinking about a to-do list to encourage people to do things without having to be on a committee. At the Recreation Trust AGM Robert would have organised the banners that are reusable which the Parish Council had voted the money for.*
- e). *Cllr Richard Maidment said he had attended the South Somerset Open Evening and County Cllr Adam Dance was in the Chair. It covered three main topics which were the re-cycling which would not start in our region until September and would be three-weekly. It covered the up-and-coming Strategy for Sustainability which is about making the Council sustainable rather than us the community. It is a good start but, there is obviously a lot to do. The Hambridge Mill would obviously be a good stepping-stone. The last section was about making South Somerset digital. Dist. Cllr Mike Stanton said that he was disappointed because of how few Parish Council representatives there were. He had assumed that there would have been at least one representative from each Parish Council. County Cllr Adam Dance said that in future he would run it differently. His Ward had more councillors than any of the other Wards.*

- f). *Cllr Richard Maidment said that as part of the Sustainability Strategy there is probably some money available for the Parish Council to buy some trees. Dist. Cllr Mike Stanton said that there are trees available from the Woodland Trust for free providing you have the land available. Drayton at their meeting last week decided to order a whole load of trees. They discovered there were 161 houses in the village and they decided to challenge everyone to plant a tree in their gardens. In larger gardens they could possibly plant two. Mike Evans said there had been a communication from the School to the Recreation Trust about the possibility of planting trees here. There is the AGM next week and we will raise that item there. Cllr Richard Maidment suggested that we place an item on the Agenda for the next meeting.*
- g). *Cllr Simon Denley said that he had received a letter from the Combined Charities Committee in Curry Rivel. John Alford used to sit on it as a Trustee and he has now stepped down. They are looking for a volunteer from our community to become a nominated Trustee. The Charity meets twice a year. It was suggested to advertise this in the village magazine. Cllr Simon Denley said that Hambridge & Westport Recreation Trust they have made an addendum to the licence for the Car Park to allow staff members from the School to park in the overflow Car Park. If we are in agreement, we can sign on behalf of the Parish Council and it would also be signed on behalf of the Recreation Trust and the School.*
- h). *Cllr Simon Denley said that an issue had been raised by Pete Bryant about the trees overhanging the Earnshill Estate onto the road. He has spoken to Richard Combe and Andrew Glide of Arbortech has done an inspection to see what is required and he has applied for all the necessary licences to conduct the work which would involve getting some traffic control in place.*

646). **REPORTS FROM COUNTY/DISTRICT COUNCILLORS**

County Cllr Adam Dance said that he could not report much because of purdah. He advised that he had given Well-Being grants to Milton and Seavington. The County Council will not be meeting again until January because of the election. The County Council has not met since July. This annoyed him because the cabinet of six make all the decisions for Somerset.

He referred to the Alford Estate and said that a lady had contacted him today to say that she has spoken to the developer and that the planners have not let the condition go. So, it is all dead in the ground. He has been on to County and Highways about it and he has also emailed the planners and the developer about it. If it is the developer causing the delay at least he will know what is going on. If he does not get a response from the planners he will go in next week. As soon as he gets an answer, he would let us know.

District Cllr Mike Stanton picked up on the comments made at the Parishes Meeting about the efficiency or inefficiency and the satisfactory or unsatisfactory nature of the IT Systems of the Council. The SSDC IT Team did speak to the Scrutiny Committee, which he was on. The Transformation Team that has done all the re-structuring said that they knew it was not satisfactory and they were trying to catch up on it and put the new system in. Specifically, the delay on planning applications was running at over 30 days but, were now down to 10. They have recruited a lot more planning officers.

647). **LAW & ORDER**

Mike Evans reported that two cars had been broken into at Playses Green. Cllr Simon Denley that there had been a report of someone going up and down trying the doors.

648) **PLANNING REPORT**

No. 19/02771/S73

Section 73 application to vary conditions 2 & 6 of permission 18/02149/FUL to allow for internal & external alterations with altered hardstanding and gate opening.

LOCATION – Land adjacent Burgum, Westport, Langport, TA10 0BH

Having objected to all previous applications, the Parish Council strongly objects to this application. It is proposed to increase the height of the building by a metre, with a larger footprint and we do not accept those extensions. The screening in terms of the hedge being replaced by a gabian basket wall is going to be much lower. The number of solar panels on the roof have been reduced by half which was part of the echo ability proposed. It is also noted that residents are not supportive of this planning application.

No. 19/02565/COL

Bowhay, Hambridge, Langport, TA10 0BG

Application for a certificate of Lawful Development for the existing use of land for the airing of a static caravan.

The Parish Council had no objections to raise in respect of this planning application.

649). **CORRESPONDENCE**

a). Surviving the Winter Appeal

b). War Memorial Trust

650). **ITEMS FOR A FUTURE AGENDA**

a). Footpaths generally – update

b). Caravan at Westport – update

c). Development at Westmoor Lane

d). Woodland Trust

e). Auto Speed Watch – update

CHAIRMAN_____ **DATE**_____

