

Annual Parish Meeting

Charlton Horethorne Parish Council

www.charltonhorethornepc.org.uk



Feedback from table discussions on further implementation of Community Plan policies 7 May 2017

Participants thought the Community Plan was a good thing; no one objected to any of the policies.

1) Additional facilities for young children and teenagers

- a. It would be important to consult young children and teenagers to find out the kind of facilities they would prefer; a meeting could be held in the Village Hall for them
- b. It also could be possible to ask parents and grandparents in the village for a sense of what their children and grandchildren enjoy doing and might need in terms of facilities eg through a discussion at the Second Thursday coffee morning
- c. If facilities or activities are developed for teenagers, they should be encouraged to run it or them by setting up their own management committee (with appropriate support)
- d. It was recognised that the number of teenagers fluctuates
- e. It was considered that there aren't many teenagers and young people in the village
- f. Many of the teenagers who take part in the Youth Theatre come from outside the village
- g. It was suggested that there is therefore no need for a large new facility
- h. The village used to have a youth club, but youth clubs are probably no longer attractive
- i. A shelter and small sports area were suggested eg a multi-use games area, possibly located at the school, on the old football pitch site or at a new location associated with the Community Land Trust, subject to discussion with land owners
- j. It was agreed that a local organisation would need to take responsibility for installation and on-going maintenance of any new facility in the village, including a long-term replacement strategy
- k. It was noted that any such equipment would have to meet European standards, would have to be inspected weekly and would be subject to an annual inspection and risk assessment from an outside body such as RoSPA or the SSDC's play and leisure department
- l. Instead of developing facilities in the village for a small and variable number, it could be possible to signpost existing youth facilities elsewhere; people in the village depend upon cars in order to live here, so it should be possible for families and friends to take children to activities and facilities in other locations
- m. If resources allowed, it might be possible to facilitate access to existing youth facilities elsewhere eg using a community bus (which could also be available for elderly residents).

2) Sports facilities

- a. Some participants couldn't see any clear need for new sports facilities
- b. It was recalled that there had been a football pitch on land on Milborne Port Road, but insurance issues and concerns about the potential spread of foot and mouth apparently had led to the football club relocating
- c. It was suggested that the Millennium Green might be a natural choice of location for any additional sports
- d. However, it was recognised that there might be restrictions in the Millennium Green's Trust Deed as well as local resistance to this as the Green is valued as a quiet open space
- e. It was suggested that the Parish Council might liaise with the Millennium Green Trust; it was understood that the Millennium Green Trustees are considering plans for additional facilities
- f. It was suggested that the Parish Council might also liaise with the school and the diocese to consider potential uses for the glebe land or the extended use of the school playing field for casual or organised sport outside school hours, subject to safety, insurance and other issues

- g. It was acknowledged that any facilities that would require flood lighting would be unacceptable, given that a Community Plan policy is opposition to street lighting
- h. It was suggested that we could approach those who deliver sports training regionally or who provide sport outreach programmes to invite them to deliver an occasional sports training session, possibly at the school eg SSDC or Yeovil Town FC
- i. It was noted that grants to develop sports facilities or activities are available from Awards for All, the Somerset Community Foundation, the SSDC sport and leisure department and others
- j. It was suggested that people could be signposted to existing sports facilities elsewhere
- k. It was also suggested that it might be possible to facilitate access to existing sports facilities elsewhere eg with a community bus (which could also be available for elderly residents).

3) Allotments

- a. It was suggested that demand could be assessed through a piece in the Parish Magazine
- b. Alternatively it was suggested that the implementation of this policy could wait until six or more council taxpayers make a request (in which case, the Parish Council would be obliged to seek to meet the need where possible)
- c. An alternative option that emerged was to include provision of allotments in the Community Land Trust discussions or to ask local land owners if they have a suitable site, regardless of current demand
- d. People considered that many new buildings seem to have small gardens, which suggests that there might be less interest in or time for gardening and allotments
- e. It was suggested that people who require more space for growing fruit and vegetables might be introduced to people in the village who might be less able to work on their gardens at this time; similarly it was suggested that people that might have spare land or unused garden might be willing to 'lend' the space to a keen gardener
- f. It was suggested that people might be able to use tubs, bags and raised beds for vegetable growing in courtyards and small spaces instead of an allotment
- g. If there is sufficient demand and provision can be made for allotments, it was stated that consideration would need to be given to their management; an association of allotment holders could be formed to manage a site
- h. If an allotment site is developed in response to sufficient demand, it was noted that it would be important to manage out problems of access, parking and water and electricity supply
- i. If allotments are to be provided, it was also suggested that the management body should consider letting plots of different sizes.

4) Small workshops and office units

- a. Existing units were thought be located at Middle Farm and Manor Farm, Horse Lane
- b. It was thought that a carpenter used to rent space at Golden Valley Farm
- c. It was agreed that the level of demand is not known
- d. It was suggested that the Parish Council should not actively pursue this policy unless there is proven demand; it was suggested that providing a supply of units may generate a demand
- e. It was suggested that the development of additional small workshop and office units, perhaps via the Community Land Trust, could be a means to bring new employment to the village
- f. It was suggested that if new units are to be provided, they should be located away from residential areas in order to avoid noise and traffic nuisance
- g. Participants considered that the development of units on the scale of a small industrial estate should be discouraged
- h. It was suggested that potential users should be signposted to alternative locations nearby.

5) Design Guide

- a. There were mixed views on the need for a Design Guide. For some participants, a Design Guide was considered to be a good thing in order to inform the Parish Council and the Area East Committee when considering planning applications

- b. It was also considered to be helpful in order to promote a cohesive approach to any development and to influence potential developers on their designs
- c. However, it also was suggested that there is no parish vernacular, just clusters of similar styles in numerous locations around the parish; these could be picked up on in a Design Guide
- d. It was suggested that any Design Guide should be broad brush - neither too prescriptive nor too vague
- e. It was also considered to be important to assess each planning application on its merits in the context of where it is in the parish
- f. There were questions about who would prepare a Design Guide; a sub-committee was one suggestion. One or two other participants suggested that the Design Guide might be prepared through the CLT, but this was not a popular view as a Design Guide would need to apply to more than one housing type
- g. Suggestions for inclusion in a design guide with regard to housing type were made:
 - i. There was strong support for the view that affordable housing should be the top priority ..."the only thing the village really needs"; participants were positive about the Community Land Trust initiative
 - ii. There was general agreement that provision of downsizing homes is important to allow older people to stay in the village
 - iii. It was suggested that there is a gap in bungalow provision (and possible scope in the space along North Road near the fork in the road); they are considered to be less imposing or restrictive of views, but probably should be built near the shop and pub
 - iv. It also was suggested that conditions should be attached to restrict the development of bungalows, keeping them single storey in the long term and preventing additional storeys being built or floorspace being built into the roof space
 - v. There was support for further small scale private developments of two bedroom homes with two parking spaces similar to Honeysuckle Court
 - vi. It was suggested that flats should not be ruled out if they can be designed to fit our parish styles and are built well; an example of a four-flat unit in Milborne Port was cited
 - vii. Possible development sites subject to the intentions of landowners were suggested as the site behind the cottages at the top of Cowpath Lane or further along Cowpath Lane or behind the long gardens of Cleeveways if issues with access could be addressed
 - viii. It was also considered to be important to bring empty homes back into use and to address a lack of maintenance of some of them where possible
- h. Suggestions for inclusion in a design guide with regard to building style were made:
 - i. Styles should reflect the immediate locality
 - ii. Clusters of different designs and a mix of size and tenure would better reflect the village architecture
 - iii. Building styles that are not modern would be more appropriate
 - iv. However, there was also a view that "The village should not be set in aspic"
 - v. A preference for a natural, local stone, render and muted brick colour was expressed; economy could be achieved by stone cladding where necessary
 - vi. There was support for the avoidance of red brick and of glass and stainless steel unless hidden from view
 - vii. There was agreement that homes should be built well, to last
 - viii. It was recommended that off road parking should be provided as homes seem to have at least two and even up to four cars
 - ix. Comparisons with housing styles at Cold Harbour Sherborne, Poundbury and Sturminster Newton were commended for design leads (or ones to avoid)