

CHARLTON HORETHORNE PARISH COUNCIL

Approved Minutes of a Special Parish Council Meeting held on Wednesday 15 June 2016 at 6pm in the Village Hall

Present: Ann Reeder (Chairperson), Tim Daniel, Trevor Gill, Michael Hutchings and Geoff McHugh

Clerk: Zöe Godden

18 members of the public were present at the start of the meeting.

1. To receive any apologies.

All members were present.

2. Public Open Session - to consider any matters raised by members of the public. The Chairperson will also invite members of the public to contribute during the meeting on appropriate matters.

No matters were raised at this point in the meeting.

3. Members' declaration of interests

There were no declarations of interest.

4. To receive Declaration of Acceptance of Office forms from the new Chairperson, Ann Reeder and the new Vice-chairperson, Michael Hutchings.

A Declaration of Acceptance of Office form was received from Ann Reeder and signed by the Clerk. Michael Hutchings' form was not received.

5. Financial Matters

- a. To consider applying the new rate of the national salary scales to the Clerk's salary.

RESOLVED: It was proposed and unanimously agreed to apply the new salary scale.

- b. To approve the following accounts for payment and two signatories for cheques:-

Zöe Godden	Salary & expenses May 2016	£174.14
HMRC	Income tax re Z Godden	£30.60
Stephen Hall	Community Plan expenses	£21.18
Came and Company	Parish Council Insurance	£273.75

RESOLVED: The above accounts were approved for payment and Trevor Gill and Ann Reeder agreed as signatories.

- c. Any other financial matters.

There were no further financial matters to discuss.

6. Planning

a.	16/02243/DPO	Application to discharge the Section 52 Agreement dated 01.09.83 which legally tied 75 acres of land to the dwellinghouse (Planning permission 830975) and also restricts occupancy to a person employed in agriculture	Buscat Farm, Sigwells, Sherborne. DT9 4LN
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Trevor Gill reported that this was a repeat of a previously withdrawn application.

RESOLVED: It was proposed and unanimously agreed that the Parish Council has no objections to this application.

Tim Daniel reported that he had received a communication from a member of the public, who had asked

for the following view to be expressed at the meeting: "Any change of planning conditions will enable a subsequent application for other types of dwelling, whilst the purchaser would have known full well the limitations of the planning conditions at the time of purchase."

- b. To report on a recent information gathering meeting with Sherborne Castle Estates relating to a potential planning application for a site known as Land adjacent to Thistledown and to decide any further action to be taken.

It was reported that the above meeting had taken place and members of the public were advised that the Parish Council wanted to keep them informed of the matter to give them the opportunity to express their views, although a planning application had not yet been submitted. It was emphasised that no decisions or agreements of any kind were entered into. The purpose of the meeting has been to listen to the ideas of the land agent acting for Sherborne Castle Estates. The Parish Council relayed information to the land agent about flooding, housing density and highways issues at the site and now wanted to hear the thoughts of members of the public so these could also be relayed to the agent. It was known that two direct neighbours had been notified of the idea to develop the site but it was not known who else had or had not been notified or any reasons the landowner might have for choosing whom to notify at this early stage.

18:08 – Ann Reeder opened the floor for public comment.

Public comments were noted by the Clerk and would be kept on file and forwarded to Sherborne Castle Estates or their land agent as appropriate.

18:35 - Public participation was brought to an end

In response to public queries, it was further reported that:

- As a result of the meeting with the land agent, investigative work may take place on the site to assess flooding issues in order to determine if the problems can be addressed.
- Decisions on the suitability of any flood alleviation scheme would be taken by Planning Officers and District and County Council experts as appropriate.
- Michael Hutchings suggested that the Parish Council might ask the developer to pay for an independent drainage and flooding report, commissioned by the Parish Council.
- Councillors said that it seemed that those neighbours whose properties overlooked the site had been informed at this stage.
- The land agent told councillors that a highways consultant had been engaged and showed councillors a diagram showing the site entrance and a proposed visibility splay to assist with road safety; they were told that Somerset County Council had not yet been consulted.
- The Community Plan had been shared with the land agent and the 10 housing related policies had been highlighted.
- The agent said that between five and seven dwelling were being considered for the site, all of which would be of good quality in terms of design and material. It was stressed that no specific numbers had been decided.
- It was noted that entering into a two-way dialogue with a developer at an early stage enabled the Parish Council to discuss any community assets that might be of value on the site. It was emphasised that this would be in the spirit of constructively working together to ensure mutually beneficial outcomes and that any such activity would always be conducted ethically.
- Michael Hutchings told members of the public that if they had any questions for the land agent, Nigel Jones, he could be contacted at Chesters Commercial in Yeovil.
- Ann Reeder expressed the regret of the Parish Council that neither the agent nor SCE had yet notified the tenant with annual grazing rights of their proposals.
- Trevor Gill noted that, according to the SSDC Local Plan, the site was in a Conservation Area and had high archaeological potential.
- Ann Reeder noted that the Parish Council would be discussing a policy for dealing with developers at the next Parish Council meeting.
- Ann Reeder said that, should a planning application be submitted, the Parish Council would invite the applicant to attend a meeting to speak to and hear from the public.
- Ann Reeder assured the public that the land agent would be made aware of the value placed on the use of this site and the Millennium Green for events.

7. Items of Report / Future Business

Trevor Gill asked members to note that he had written to Avon and Somerset's Chief Constable to say how well two officers had dealt with a matter in the Parish. The officers had arrived promptly and dealt with the issue in a professional manner. Trevor had received a reply and felt the Police should be publicly commended for their excellent conduct in the matter concerned and asked for this to be noted in the minutes.

8. Date of Next Meeting: 11 July 2016.

Noted.

The meeting closed at 18:45.

Agreed and signed by the Chair _____

Date _____