

Minutes of a meeting of the Parish Council held on Monday 23rd September 2019

Present: Michael Hutchings (Chairperson), David Peet, Jenny Peet and Simon Purcell.

Also present: Julie Ferguson (Clerk), District and County Councillor William Wallace.

There were 27 members of the public present at the start of the meeting.

The meeting started at 19:30.

1. To receive any apologies.

Apologies were received and accepted from Ian Macfarlane (IM) and District Councillor Hayward Burt.

2. Public Open Session - to consider any matters raised by members of the public.

Items brought up for discussion in the open session included the Climate Change Summit that was currently taking place in America. All present were urged to read the 40 paged Summit report. Questions were asked about measures that the Parish Council could adopt or support, to help address climate change. Suggestions included planting more trees, creating allotments in the village and having more green spaces. MH said that the PC had already identified environmental issues as one of its priorities, and that these would be at the forefront of discussions with HEL regarding the proposed Harvest Lane development. Other discussion points for the development were properties with renewable technologies, energy conservation and water recovery systems. Question about the progress of a SID installation in partnership with Henstridge PC was raised and it was explained that anything achieved to date needed to be re-started as there was a new PC and Clerk. SP would make contact with Henstridge PC and report back at the next meeting.

3. Members' declaration of interests.

Michael Hutchings declared a personal interest in any issues relating to the Charlton Horethorne Community Land Trust as he is a director of the Trust.

4. To approve the minutes of the meetings held on 12 August 2019

RESOLVED: It was proposed and agreed to approve the minutes as presented.

5. To hear reports from:

- a. **PCSO John Winfield** was not present.
- b. **District Councillor Hayward Burt** was not present.
- c. **County Councillor William Wallace** reported that Somerset County Council was in a strong financial position. Adult Social Care continued to be the most expensive budget and urged everyone to add their vote to a Government cross party petition that is targeting the funding shortfall. Petition details: www.petition.parliament.uk, search SOMERSET and 'sign' the petition. There was to be an official 'opening' event at the village school when the new goal posts (which had been funded in large measure by a grant sourced by WW) would be on display. This had been advertised in the Parish Magazine.

6. Council Matters, including implementation of the Community Plan (CP)

- a. To receive reports from members on their areas of responsibilities, specifically in relation to the Community Plan including:

- i. HD2 provision of a minimum of four affordable homes in the Parish (MH)

To be included in the discussion for Agenda item 9c.

- ii. To hear an update on the work of Charlton Horethorne Community Land Trust (CLT). (Mark Hughes)

To be included in the discussion for Agenda item 9c.

- iii. HD3 provision of small number of downsizing/retirement homes in the village (MH)

To be included in the discussion for Agenda item 9c.

- iv. HD 4 & 5 provision of a small number of workshops and office units in the village (IM)

To be included in the discussion for Agenda item 9c.

- v. ES1, 2 & 3 – investigation of the demand for new facilities for young children, teenagers and sporting activities (JP)

There was nothing to report.

- vi. TRS 1 to 7 – Traffic and road safety issues (SP)

SP reported that an inventory of road signs was underway. JP & DP were looking at Charlton Horethorne, IM looking around Stowell and SP doing Sigwells. A larger task than originally thought, to date 148 signs had been counted in CH alone. The results would be presented at the next meeting.

Action SP, JP, DP, IM.

- b. Defibrillator Group

- i. To report on a meeting with a group of parishioners about the feasibility of acquiring a defibrillator. (IM)

IM was not present, an update would be provided at the next meeting.

- c. To consider holding a ‘Route 60+’ SCC road safety presentation for older drivers.

Villagers present were asked to sign a ‘register of interest’ for the presentation, to assess the demand. The decision on whether to hold the event would be discussed at the next meeting.

7. Financial Matters

- a. To approve payments of:

Julie Ferguson	Salary & expenses August & September	£323.30
HMRC	PAYE August & September	£63.40
Milborne Port Computers	Domain charges Sept19-Sept20	£72.00

RESOLVED: it was proposed and agreed to approve the payments as presented and that JP and SP would sign the cheques

- b. Any other financial matters.

MH had agreed the Clerks expenses policy which was in line with SLCC guidance.

8. Correspondence

- a. To note receipt of an invitation to SSDC Area East Annual Town & Parish Council Engagement Session – Planning on the 10th October 2019

Noted.

9. Planning

- a. **To report any relevant planning decisions made by SSDC:**

18/04047/FUL – Land OS 9090 part Charlton Horethorne DT9 4PH. Demolition of the existing barns and the erection of two dwellings (Use Class C3) along with associated works. Application withdrawn.

Noted.

- b. To consider the following planning applications and make recommendations to SSDC:
DP reported that since the Agenda had been published, 2 planning applications had been decided:
19/01077/LBC & 19/01076/FUL – Change of use with alteration and extension of existing barn to home offices and erection of a single storey leisure pool – The Manor, Horse Lane, Charlton Horethorne. Permission granted.

MH pointed out that the PC had objected to this planning application on the grounds of proximity to the neighbour's property and the height of the building. Councillor William Wallace explained that he had discussed this with the planning officer, and permission was granted because the proposed development was the required minimum distance away from the neighbour and the planners needed to give consideration to legal compliancy in the event of an appeal by the applicants.

- c. To report on the meeting between Hopkins Estates Limited, Grass Roots Limited, Charlton Horethorne Community Land Trust and Charlton Horethorne Parish Council on 16th Sept 2019.

DP summarised the meeting, explaining that the primary aim was have good dialogue with HEL and GRPL, this did not mean that the PC had decided to support the application. The decision to either support or object would need to be made once the full application was submitted, most likely in the next year.

Any Parish Councillor or the Clerk would welcome public views, by email or telephone.

All 5 PC members and Mark Hughes, Margaret Cressey and John Evered from the CLT met with Nathan Hopkins (HEL), Matthew Kendrick (GRPL) and James McCracken from Big Picture Design. The meeting lasted just over 1 hour. There was a frank discussion where it was pointed out that the concepts were not in accordance with the Community Plan, which now needed only 17 properties to include 4 affordable homes. Access was a concern with the narrow lane and lack of pavements. HEL were agreeable to the CLT owning and thereby controlling eligibility of the affordable houses, restricting occupation to tenants with a village connection. The commercial units would be sold to the businesses that occupied them. The PC would expect the homes to be environmentally friendly, for example using air source heat pumps and black non-reflective solar panels; the development needed to absorb its own water, ie there should be no additional water runoff from the site as a whole.

GRPL and HEL agreed to re-work their concepts in line with the discussions and then present the development to the village at a public presentation to be held late November or early December.

20:00 The Chairperson allowed a public open session (meeting closed).

Michael Hutchings invited members of the public to give feedback on the summary of the meeting with HEL & GRPL. A number of points were discussed between the PC and the public:

- The site was approx. 8 acres, if there is less housing, what would happen to the rest of the field? Could there be allotments included?
- Further green space would be desirable, but there is an associated maintenance cost.
- Could trees be planted, or possibly an orchard?
- If the development were to have no street lights, as is preferable, SSDC and SCC will not agree to adopt the site, therefore a management company would need to be set up.
- The commercial units were proposed to be 'light commercial' and 'barn' style, made from local stone.

- Village needed to be pragmatic about the development, residents must accept that it couldn't stand still but should grow, albeit not excessively.
- CLT sees this as an opportunity to implement the Community Plan, there is a need for affordable housing in the village for people with local connections.
- Much discussion revolved around the size and type of properties that might be proposed, it was agreed that smaller houses (3 bed) and bungalows were most needed as there are already lots of large, detached 5 bed properties in Charlton Horethorne.

20:25 The Chairperson re-opened the meeting.

Michael Hutchings brought the public session to an end and asked the PC for their views on what had been heard in the public session. There was general agreement that smaller properties would be preferable to larger family homes. Low lying bungalows would have less visual impact which would remove some objections. Overlooking issues needed to be considered for the development as a whole. The demand for commercial units needed to be assessed in the area. MH asked DP to draft a follow up letter which the Clerk should send to HEL & GRPL with a copy of the minutes of the last PC meeting (12th August 2019).

Action DP & Parish Clerk

10. Items of Report / Future Business

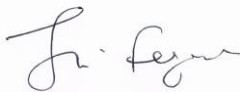
There were no items of report at this time.

11. Public Open Session - to consider any matters raised by members of the public.

There was further discussion from the public relating to the desirability of a defibrillator in the village. MH explained that the process was ongoing and further updates would be provided in an open forum at future PC meetings. Representatives from the defibrillator group offered to meet with anyone who was not able to attend the PC meeting next month.

12. Date of Next Meeting: 21st October 2019

The meeting ended at 20:40.



Julie Ferguson
Parish Clerk

Agreed & signed by the Chair _____

Date _____