

## WINSHAM PARISH COUNCIL

Minutes of the Ordinary Parish Council meeting held on 7<sup>th</sup> February 2001 at the Jubilee Hall, Winsham, at 8.00pm.

### **427 ATTENDANCE AND APOLOGIES**

Those present:	Mr.C.Slade	Chairman
	Mr.J.Sullivan	Vice Chairman
	Mr.E.Partridge	
	Mrs.A.Rose	
	Mrs.H.Duke	
	Mr.G.Winter	
	Mr.P.Pye	
	Mr.P.Love	
District Councillor	Mrs.S.Abbey	
Public:	Mr Rawstorne, Mr Shearer & Mrs Gilchriest	
S.S.D.C Officers	Mike Williams & Tim Davies	
Parish Clerk:	Mr.F.Vaughan.	
Apologies:	Mr.T.Fuller	
Absent:		

### **428 AFFORDABLE HOUSING**

Mr Mike Williams (Area Planning Manager) & Mr Tim Davies (Principal Housing Development Officer) attended, at the PC's request, to give a presentation on S.S.D.C.'s policy with respect to the provision of affordable housing and how this policy could apply to Winsham.

The Structure Plan does not allow for any further new 'Development' within the Parish of Winsham, however 'Affordable Social Housing' to meet a clearly demonstrated need can potentially proceed under what is known as the 'Exceptions Policy'. This 'Exceptions Policy' is supported in the new Rural White Paper. For 'Affordable Social Housing' to proceed a local housing need must be clearly demonstrated first, and then a set of planning criteria met. There must be broad support for the scheme within the community. The choice of site must adjoin existing development limits and the landowners must be prepared to put forward their land. Public subsidy is usually required to make ~~with~~ 'Affordable Social Housing' economically feasible. S.S.D.C are committed to Rural Housing Schemes and there are plenty of reesources available, 25% of the monies from the transfer of Council Housing to South Somerset Homes is 'ring-fenced' for 'Affordable Social Housing'. There are again a set of housing criteria which must be met. The question of sustainability may be questionable for a community as small as Winsham, 6-10 additional houses may only make a marginal impact on supporting the school, bus services, Post Office and so on. The Housing Corporation and Housing Associations themselves will only support rural 'Affordable Social Housing' where a high demand can be demonstrated.

The principle of rural exception based 'Affordable Social Housing' is that it provides ~~is~~ for the local community. Allocation of housing would go to local people from the settlement of Winsham and adjoining Parishes. This would include people who worked in the Parishes and people with family connections in the Parishes. Other than where the above criteria are met the people from Chard & Ilminster would be excluded. On the other hand adjacent rural Parishes (even if across County borders) may be included within a controlling legal agreement.

The final decision on whether a scheme goes forward rests with The Housing Corporation and a Housing Association (who would be engaged as the housing provider and managing organisation).

Mr Tim Davies has looked at the housing needs survey across the District and the "initial trigger for Winsham is inconclusive as Winsham is grouped with other rural Parishes of Area West". "On the Housing Register there is some housing need but the numbers are not high". "There has to be long term projected need for shared ownership before public subsidy can be injected".

Members of the PC then asked questions broadly: -

What controls are there to keep local housing stock for local people?

For social rented housing, allocations would have to meet criteria laid down within a planning related legal agreement. In the case of Shared Ownership, controls can be written into the agreement with the management organisation that houses have to be sold to people meeting the agreed criteria.

How do we start to demonstrate need? We the Parish Council believe that The Housing Register is not a fair guide. Local people do not put their names forward for social housing for rent, because under the points system they know they will be excluded.

Mr Tim Davies proposed a postal survey for Winsham and adjoining Parishes, which would include a housing needs questioner. The wording of the questionnaire would be written with PC involvement. The PC would encourage all households to complete it. *Only if a housing need can be clearly demonstrated will the project proceed to the next stage of identifying a site.*

The Chairman thanked Mr Mike Williams & Mr Tim Davies.

## **429 PUBLIC QUESTION TIME**

Mr Rawstone came to observe the meeting and take note of any issues involving Somerset County Council. Mr Rawstone is to stand for election as a County Councillor.

Mr Shearer commented on the patchwork carried out by WS Atkins at Colham Lane. He thought the patch was so temporary that it would have to be done again very soon and in the long term temporary patching of this kind was a waste of money. He was also concerned about planning application 01/00068/FUL Laurel Cottage. The PC opposes the application & their reasons were read out.

Mrs Gilchrist was interested in the PC's opinion on planning application 01/00058/FUL Whatley Farm. The PC opposes the application & their reasons were read out.

Mrs Stella Abbey reported that there is a conference on Rural Housing on 14<sup>th</sup> June at Western Sports & Social Club. She also reported that S.S.D.C would not be extending

its dog waste removal service. It costs £23000, which comes from the road sweeping budget.

### **430 MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON 3rd January 2001.**

The Chairman signed these as a true record

### **431 MATERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE AND ANY SUBSEQUENT ACTION TAKEN/TO BE TAKEN**

- a) Winsham Map: The Clerk passed around issue 2 of the Winsham map. Carmel Wilkinson S.S.D.C. Footpaths Officer has marked and numbered all the footpaths/bridleways in the Parish. The map shows the Parish boundary and the principle roads. There is also a key. Members were asked to comment. The Chairman suggested a sub-committee be set up. Mrs Anne Rose and Mr Peter Pye offered to look over the proposals. Mrs Anne Rose was handed the correspondence **A.P 36 Clerk** to arrange a meeting to discuss aspects of the map.
- b) Footpath Guides: Mr Peter Pye will contact Carmel Wilkinson to discuss. He will do this some time after the millennium book is finished.

### **432 PLANNING APPLICATIONS**

- a) Tree Preservation Order Higher Wynyard Court St. The PC has written in support.
- b) Farm. The PC opposed this application. Their reasons were read out at the meeting.
- c) 01/00019/FULL Cricket St Thomas Crazy Golf. The PC does not have any reason to oppose this application because it does not effect Winsham. Their comments were read to the meeting
- d) 00/03229/FUL Extension to Dwelling House Leigh Lodge. This was a renewal of a previous application and has now been granted by S.S.D.C. The PC wrote in support.
- e) Laurel Cottage 01/00068/FUL The PC opposed this application. Their reasons were read out at the meeting.
- f) Applications 00/03171/TEL (NTL) & 00/02953/TCA (Cameron). These applications have now been granted by S.S.D.C.

### **433 AMENITIES**

Mr.P.Love's monthly report has been received. The PC has also received the 6 monthly Play Area Inspection Report from S.S.D.C. There are issues to be discussed and taken further. The Clerk has set up a meeting for Thursday 15<sup>th</sup> February at 11-30am with Gillian Templar from S.S.D.C. Mrs Hazel Duke and Mr Paul Love has been invited to attend.

It was agreed at the last meeting that a new tree should be planted on the Lower Recreation Ground. Mr Ernie Partridge & Mr Graham Winter suggested that it should be planted on a line between the old oak and the War Memorial at a distance of 10m from the old oak. This was agreed. Mrs Hazel Duke and Mr Paul Love will decide the type of tree. Mr Ernie Partridge said the ground should be prepared properly and that the tree should be staked. Mr.G.Peacock (P.C. Arboricultural Specialist) has offered to provide a tree at nil cost, however the PC are willing to pay for ground preparation and staking. **A.P 37 Clerk** to contact Mr.G.Peacock.

#### **434 FINANCIAL MATTERS**

- 1.The Clerk circulated the financial statement.
- 2.A cheque was paid to Jay Printing, re: Parish Guide.
- 3.The Clerk's salary & expenses submitted.
4. Mrs M Slade was reimbursed for expenses.
5. A cheque was sent to the Jubilee Hall Committee.
- 6.Grass Cutting: five letters were sent out for Grass Cutting Tenders. There were three replies. Mr A E Partridge's response was considered to be the most favourable. This was proposed and seconded. The Clerk has written to Mr A E Partridge offering him the contract.
- 7.Bank: The Bank has refunded £234.50 with respect to excess borrowing but they have not responded over the question of voucher statement charges. Another letter has been sent again requesting a refund of voucher statement charges. It has now been agreed to move the Parish's bank account to the Post Office **A.P 38 Clerk**

#### **435 CEMETERY**

It has been decided to ask Mr.G.Peacock if he would mind planting two trees in the cemetery. The suggestions are: -

- 1.A copper beech planted in a position 3m from the fence and 12m-15m down from the top hedge.
- 2.An ordinary beech again at a distance of 3m from the fence and half way down the field.

Mr Ernie Partridge said the ground should be prepared properly and that the trees should be staked with some protection from rabbits. The PC is willing to pay for ground preparation and staking.

**A.P 39 Clerk** to contact Mr.G.Peacock.

#### **436 HIGHWAYS**

Mr Shearer's comments were noted from earlier in the meeting. The Clerk has received a response from Mr Geoff Mountjoy of WS Atkin, after the site visit on 9<sup>th</sup> January 2001. This response acknowledges their recognition of the problems and indicates that they are taking some action. How long this will take and what the standard of repair will be remains to be seen. It was therefore decided to copy WS Atkin's response to all Parish Councillors and asks each to monitor progress and report at the March meeting.

### **437 CORRESPONDENCE & A.O.B**

- a) Progress with the Church wall? Peter Lacey from SALC has responded. The Clerk will be writing to S.S.D.C. after further consultation with the Chairman **A.P 40 Clerk**
- b) Mrs Anne Rose informed the PC that The Millennium Yew Tree will soon be planted in the Church grounds & the Bier may still remain in the Church.
- c) The Clerk to follow up on a letter to S.S.D.C. regarding the cost of road sweeping in Winsham. **A.P 41 Clerk**
- d) The Clerk to investigate available grants for the bus shelter. **A.P 42 Clerk**
- e) The Clerk to put grade 2 listed Building Status for the War Memorial on next months agenda **A.P 43 Clerk**
- f) The Clerk to put sand bags & salt boxes on the next agenda **A.P 44 Clerk**
- g) The Chairman said that twinning was progressing. There would be advertising around the village and a meeting held in 2 weeks.
- h) Mr John Sullivan has been in discussion with S.S.D.C. about using their Winsham Website for Parish business.

### **438 DATE OF NEXT MEETING**

The next Ordinary Parish Council Meeting will be on Wednesday 7th March 2001 at 8.00pm.

The meeting closed at 10-30pm.

Signed.....

Date.....

ACTION POINT No	ACTIONED TO	PROGRESS	ACTION TAKEN
36	<b>The Clerk</b>	Completed	
37	<b>The Clerk</b>	Completed	
38	<b>The Clerk</b>	Ongoing	Suggest Alliance & Leicester
39	<b>The Clerk</b>	Completed	
40	<b>The Clerk</b>	Completed	
41	<b>The Clerk</b>	Completed	
42	<b>The Clerk</b>	Ongoing	
43	<b>The Clerk</b>	Completed	
44	<b>The Clerk</b>	Completed	

