

## WINSHAM PARISH COUNCIL

Minutes of the Ordinary Parish Council meeting held on 3rd July 2002 at the Jubilee Hall, Winsham, at 8.00pm

### **656 ATTENDANCE AND APOLOGIES**

Those present: Mr.C.Slade Chairman  
Mr.J.Sullivan Vice Chairman  
Mrs.A.Rose  
Mr.T.Fuller  
Mrs.H.Duke  
District Councillor Mrs.S.Abbey  
Public: Mr Dennis Shaw  
Parish Clerk: Mr.F.Vaughan.  
Apologies: Mr.P.Love, Mr.E.Partridge, Keith Marsh, Mr.P.Pye.  
Absent:

### **657 PUBLIC QUESTION TIME**

*Councillor Mrs Stella Abbey* raised a point of interest. Someone using a metal detector has found musket balls and two coins in the allotment area. Mrs Abbey is a member of S.S.D.C.'s Scrutiny Committee. The committee has the right to ask questions of any Officer of the Council. Mrs Abbey will ask the Head of Strategic Housing about S.S.D.C.'s relationship with South Somerset Homes regarding 'Lettings Policy', particularly allocation of housing. Can S.S.D.C. recommend that SSH to adopt a Local Lettings Policy, which is more sympathetic to the housing needs of local people?

*Mr Dennis Shaw* attended to listen to the results of the housing needs survey.

### **658 MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON 5<sup>th</sup> June 2002.**

The Chairman signed the minutes as a true record.

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

All Members have been circulated with an individual copy of the 'Housing Needs Survey Winsham Somerset May 2002', produced with the help of 'The Rural Housing Trust'. It was agreed that the survey was a success in so far that there was a very good response to the questionnaire. The results showed that, in six responding households a current housing need was indicated and in a further 11 households, a future (within five years) housing need was recorded. The Rural Housing Trust indicate that, 'the information collected would justify investigating whether a small scheme of shared ownership and some rented properties should be provided'.

‘Six dwellings would go some way towards meeting the identified needs, with a mixture of shared ownership and rented. Although the needs identified are mainly young single people, consideration should always be given to long term housing needs of local people. Therefore two bedroom properties and not one bedroom would be more appropriate’.

The Parish Council agreed in principle to investigate the scheme further.

The Chairman asked all **Members of the Parish Council A.P. 170** to make enquiries and seek to identify land that may qualify as 'Exception Sites' and where it may be possible to negotiate with the landowners on a modest cost. The land must be immediately adjacent to, but outside the village housing boundary.

As a parallel activity the RHT asks if they, with the help of The Parish Council, can prepare a 'Registration of Interest' form. This is a step forward in that those in need identify themselves and their circumstances, size and tenure of what they seek local connection and some basic financial information. This will principally clarify just what a scheme should comprise of, and though not a 'Waiting List' as such, will provide contacts to keep informed of progress and to prompt with an application form when that stage is reached. The Interest forms are normally provided on request, not distributed village- wide, and one of the best ways of making them available is by an information day. This would simply mean the RHT being available at a village venue, probably on a Saturday, to respond to enquiries and help with the forms. The RHT advise that this system works well and it helps particularly when some people may be hesitant about coming forward to ask the Parish Councillors for forms. This sets an independent position and provides comfort. The Register of the Interests, no names of course, forms part of the Planning Application Support Document submitted later, together with information on existing housing stock, local rents and house sales, etc. It was decided to identify possible ‘Exception Sites’ and report back at the September meeting. The Parish Council would be pleased for the RHT to hold a surgery where one of its representatives could hold confidential discussions with interested parties. A date for this surgery has yet to be made. No action will be taken or decisions made until after the next council meeting.

It was agreed at the June council meeting that a response to SSH’s letter of 30<sup>th</sup> May re: ‘Lettings Policy’ should be drafted after the Needs Survey was completed. The Parish Council now instructs that **The Clerk A.P. 171** should reply to SSH indicating that a housing need has been demonstrated in Winsham. The Clerk should however first contact Mr Andrew Bennett of the RHT to ascertain how much factual information regarding the survey should be include in the response. **The Clerk A.P. 172** was instructed to write a summary of the report, making it available to The Parish Magazine. The full report to be made available to any elector of Winsham on request to the Clerk.

## **660 MEMBERS REGISTER OF INTERESTS**

All Members have signed the declaration to observe the code of conduct.

## **661 PLANNING APPLICATIONS**

- a) Amendment to Planning Application @ Whatley Farm. It was decided to have a site visit on Thursday 4<sup>th</sup> July.

- b) Planning Application 02/01038/COU Barn Renovation 21 Church St Refused
- c) Planning Application 01/01242/FUL 57 Davies Close Granted
- d) Planning Application 02/01094/LBC Conservatory 8 Church St Granted
- e) Green Energy Wind Turbines. There was a presentation given to a Parish Meeting at Cricket St Thomas. A proposal to erect three turbines on the hilltop above Lue Farm was presented to the meeting. Mrs Anne Rose and the Clerk attended on behalf of Winsham Parish Council. The land where it is proposed to site the turbines is in Winsham Parish. The planning application when submitted will come first to Winsham Parish Council.

## **662 AMENITIES**

- a) The Play Area Inspection reports for May and June was received.
- b) S.S.D.C.'s inspection on 22<sup>nd</sup> April reported faults on the flat 4 swings, damage to top shackle & worn bushes, recommending replacement. A letter from Councillor Paul Love indicated that the grease nipples on the shackles were seized up. Mrs Hazel Duke proposed that **The Clerk A.P. 173** should ask Mr Roger Beer to look at the damage & wear. This was agreed.
- c) Under the Chairman's suggestion it was decided to arrange a working party to carry out essential maintenance work on play equipment for Wednesday 7<sup>th</sup> August at 7pm. **All Members & Clerk A.P. 174** to try and attend.
- d) There has been some vandalism to the safety tiles under the flat 4 swings. A new tile has been purchased from Wicksteed Leisure. The tile is 85mm deep, the deepest they now manufacture. The cement base will have to be raised by 10mm. The Chairman has offered to do this work.

## **663 FINANCIAL MATTERS**

- a) Cheques were signed in favour of - Clerk's salary, grass cutting & Wicksteed Leisure.
- b) The External Auditor is Moore Stephens (Chartered Accountants) Bath.
- c) The Audit for 31<sup>st</sup> March 2002 is to be made available to the Auditors on or after 19<sup>th</sup> August 2002. Notice will be posted and the accounts made available to the public from 4<sup>th</sup> July 2002.

## **664 CEMETERY**

The Chairman has spoken to Julian Dorse about fence repairs. Julian will replace the fence posts.

## **665 HIGHWAYS**

The top road north out of Winsham is pot holed & there is a pothole in Court St. This will be reported to Highways. **The Clerk A.P. 175**

### **666 CORRESPONDENCE**

- a) Community Safety Strategy. The correspondence was passed to Mrs Hazel Duke.
- b) Home Aid Partnership. The information was made available to Members.
- c) New Countryside Agency Publications. There was a discussion on Section 17 of the Crime & Disorder Act. Members understand the principles of the act and take note.
- d) S.S.D.C. Standards Committee. The information was made available to Members.
- e) Community Newsletter. The information was made available to Members.
- f) Somerset District Council Draft Corporate Plan. The information was made available to Members.

### **667 MEMBERS QUESTION TIME**

- a) No Questions

### **668 ANY OTHER BUSINESS**

- a) The Oak tree on the Lower Recreation Ground and the Cyprus tree in Court St will be inspected on 18<sup>th</sup> July by Mr Francis Jones from S.S.D.C.
- b) It was decided that, where any alleged letting agreement breaches are reported to Members or The Clerk, verbally or in writing, the information would be passed in confidence to SSH, without comment or judgement on whether it is right or wrong.
- c) The Chairman would like to see the sign stolen from the Dorset end of the B3162 replaced. The sign was listed. A copy can be made of the sign at the Chard end of the village. This was agreed. **Mr John Sullivan A.P.176** will take a digital photo and the Clerk will get an estimate for replacement from Blackburn's of Bridport.
- d) The Council congratulated the Chairman on the success of the Street Fair. It was well organised.
- e) A spin off from the theme has resulted in a promise from a sponsor to provide a Christmas tree, said the Chairman.

### **669 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be on 4<sup>th</sup> September 2002 at 8.00 p.m. in the Jubilee Hall.

The meeting closed at 09-15pm.

Signed.....Date.....

ACTION POINT No	ACTIONED TO	PROGRESS	ACTION TAKEN
170	<b>All Members</b>		
171	<b>The Clerk</b>	In Progress	Letter to RHT
172	<b>The Clerk</b>	Complete	
173	<b>The Clerk</b>	Complete	
174	<b>All Members</b>		
175	<b>The Clerk</b>	Complete	
176	<b>Mr John Sullivan</b>		