

WINSHAM PARISH COUNCIL
Minutes of the Ordinary Parish Council meeting held on 8th January 2003
At the Jubilee Hall, Winsham, at 8.00pm

735 ATTENDANCE AND APOLOGIES

Those present:-	Mr.C.Slade	Chairman
	Mr J Sullivan	Vice Chairman
	Mrs.A.Rose	
	Mr.E.Partridge	
	Mr.Keith Marsh	
	Mr.P.Pye.	
Parish Clerk:	Mr.F.Vaughan.	
District Councillor	Mrs.S.Abbey.	
Apologies:	Mr.T.Fuller and Mrs H Duke.	
Present:	Mr.Mark Dillon & Mrs.Anne Harries	
Absent:		

736 PUBLIC QUESTION TIME

The PC has received a letter complaining about children skateboarding on the pavement in Davies Close. Unfortunately the PC can not do anything to stop this happening, but if as alleged, wax is being applied to the pavement, a letter can be sent to the housing association and the police.

737 MEMBERS DECLARATION OF INTERESTS

Mr Peter Pye & Mr Colin Slade declared an interest in item 6c.

738 AFFORDABLE HOUSING

Mark Dillon 'Rural Housing Development Officer' & Anne Harries from Hastoe kindly attended the meeting to present the case for 'Affordable Housing'. The Parish Council is beginning to make progress with the provision of 'Affordable Housing'. Other organisations are also realising there is an unmet need. The Community Council for Somerset has recently employed two 'Rural Housing Enabler's, Jonathan Layzell & Jo Cox. South Somerset District Council has now appointed a 'Rural Housing Development Officer', Mark Dillon. The District Council has also signed up a 'Threshold Partner', Hastoe/Wyvern. Hastoe/Wyvern have the job, of working with the local authority to collect the data to establish the core need, co-ordinating the selection of a suitable site, designing the housing provision and eventually becoming the 'Social Landlord'. 'Affordable Housing' is certainly benefiting from a higher profile at local and national government level. The Parish Council has already carried out an independent housing needs survey in May 2002. The success of this survey places Winsham in a good position to move forward and achieve 'Affordable Housing'

It was decided that two activities need to progress in parallel. The survey carried out by The Rural Housing Trust produced raw data, this data needs honing in and updating, there will be a follow up questionnaire distributed throughout all households in the parish.

Finding suitable land at well below normal housing site value is key to the success of a scheme. In all probability this will be outside normal development limits meaning that a legal agreement will have to be reached giving priority occupation to people with a connection to the parish.

It was decided that Hastoe/Wyvern would have the overall responsibility of acquiring a site. To achieve this they will co-ordinate a 'Task Force' which it is hoped will comprise a Hastoe/Wyvern housing association representative, the 'Rural Housing Development Officer, a planning officer, a county highway officer, a housing designer, the ward member and representatives from the parish council. The parish council will decide who is to be their representative/s at the next meeting.

Finance for the project comes from three direct and one indirect source. Grants from the Housing Corporation and South Somerset District Council, private loans funded from rental income streams and the housing association's own funds provide the direct sources. Acquiring land at a reasonable price is the indirect source and vital to enable the project.

When all the elements come together time scales hang on the allocation of grants by the Housing Corporation. Bids have to be in place by October for their annual grant allocations. Bids preferably will include successful planning applications. So, for a theoretical bid in October 2003, a site must first be found and planning permission granted. Only then can the contracts be placed and actual building work start. The most optimistic completion would be August 2004 but realistically it could be mid 2005 before houses can be occupied.

What about the cost of renting a property? This can not be assessed, but a guide can be taken from existing schemes run by Hastoe, with rents in the order of £55-£65 per week. There is a government directive in place, which will standardise rent set by housing associations over the next 10 years.

738 MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON 4th December

The Chairman signed the minutes as a true record.

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

1. Police Matters.

The Police Community Vehicle will be in Winsham on 10th January between 13:30 – 16:00 hrs.

2. Rural Transport Interchange

South Somerset Homes have written to the Parish Council formally authorising the use of the land at the junction of Davies Close. They have drafted

a temporary licence to allow the work to proceed. The Chairman has read the terms and conditions of the licence and found them acceptable. Councillor Keith Marsh offered to read the licence, he has also found the wording of the licence to be acceptable. The terms of the licence have been accepted and **The Clerk A.P. 200** has been instructed to sign the document and return it to SSH. On 17th December SSH produced a draft lease for approval. The Chairman & Councillor Keith Marsh have also read this lease. Their opinion is that the terms and conditions are acceptable. There is a condition that the Parish Council increases their public liability insurance to £10 million. **The Clerk A.P. 201** has been instructed to put this in place.

ATKINS have produced the plans for the layout of the bus stops and changes to the kerbing. There was general concern that with a staggered bus stop, as proposed, a length of fencing would have to be removed along the side of the road at the top of the recreation ground. This would mean that children playing on the recreation ground would not be protected from traffic. The PC prefers that the bus stops be in line opposite the bus shelter. The Chairman and The Clerk will attend a site meeting with ATKINS tomorrow to get the plans amended. (*Jon-Paul Barrett of ATKINS has agreed amended plans*).

741 PLANNING APPLICATIONS

- a) Notice No: 02/02971/TCA (Trees) Lullingstone Fore St.. Granted.
- b) Planning application 02/02620/FUL Briar Orchard Ammerham. Referred to Area West meeting.
- c) Planning Application 02/03473/FUL Conservatory at Colham House. The development is at the rear of the property and will not effect anything. Recommend approval.
- d) Planning Application 02/03437/FUL. Councillor's Colin Slade & Peter Pye left the meeting. There are no objections in principle to this application. It is good to get cars off the road. Visibility splays should be designed to the best possible effect, given the restrictions of the site. The access splay to the upper side of Lime Kiln Lane causes some concern, as it appears to cross the neighbouring property. If this is the case then it is suggested that the whole of the development be moved nearer to No 1& 2 High St, to avoid future neighbour dispute. Councillor's Colin Slade & Peter Pye rejoined the meeting.

742 AMENITIES

- a) Mr Peter Pye has carried out safety check on the lower recreation ground, (no immediate problems).

743 FINANCIAL MATTERS

- a) Cheques were signed for the Clerks salary and to cover invoices for the Parish Guide production.

744 CEMETERY

- a) The post for the cemetery gate has been fitted by Councillor Ernie Partridge, thanks to Ernie.
- b) Mrs Loveluck contacted The Clerk re: the head stone marked D.Woodroffe, E. & J.B.Loveluck. The Clerk will write to Mrs Loveluck and explain that it is her family's responsibility to maintain it in a safe condition.
- c) The Clerk will place a notice on the cemetery gate re: unsafe headstones.
- d) **The Clerk A.P. 202** to ask for quotes for grass cutting

745 HIGHWAYS

The spreadsheet, designed by Councillor Keith Marsh, is proving to be a good idea. Roger Meecham's letter re: Flooding was circulated. Keith has written to Tony Shire asking to set a date for the next 'Highway Meeting'. Car parking is to be placed on the February agenda. Hopefully we will get notification of road sweeping two weeks in advance from Phil Jones.

746 CORRESPONDENCE.

At this point it was agreed to foreshorten the agenda due to constraints of time. Items not covered will be deferred to the February meeting.

- a) The Recreation Ground Committee is asking that the PC appoint a new representative before 27th January, the date of their General Meeting. No one felt able to attend this meeting but Councillor Keith Marsh will represent the PC at any subsequent meetings up until May.

747 MEMBERS QUESTION TIME

None

748 ANY OTHER BUSINESS

- a) Roger Beer has express an interest in becoming a Parish Councillor. Roger can be co-opted at the February meeting, if there are no other applicants. Co-option will be an agenda item at the next meeting.

749 DATE OF NEXT MEETING

The next meeting of the Parish Council will be on 5th February 2003 at 8.00 p.m. in the Jubilee Hall. The meeting closed at 10-30pm.

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

ACTION POINT No	ACTIONED TO	PROGRESS	ACTION TAKEN
200	The Clerk	Completed	
201	The Clerk	In Progress	Quote Received
202	The Clerk	Completed	