

**WINSHAM PARISH COUNCIL**  
**Minutes of the Ordinary Parish Council meeting held on 1<sup>st</sup> October 2003**  
**At the Jubilee Hall, Winsham, at 8.00pm.**

**DRAFT issue 1**

**865 ATTENDANCE AND APOLOGIES**

Those present:-	Mr.Colin.Slade	Chairman
	Mrs Nicola Slade	
	Mr Peter Harper	
	Mr.Keith Marsh	
	Mr.P.Pye	
	<b>Mrs H Duke</b>	
	Mr Roger Beer	
	Mr John Sullivan attended at 9-30pm	
Parish Clerk:	Mr.F.Vaughan.	
District Councillor	Mrs.S.Abbey.	
County Councillor	Mr David Gordon	
Apologies:	Mr John Sullivan Vice Chairman	
Present:	Mr Mark Dillon SSDC Rural Housing Officer	
Absent:	Mr Simon Fewkes	

**866 PUBLIC QUESTION TIME**

None

**867 MEMBERS DECLARATION OF INTERESTS**

The Chairman and Councillor Mrs Nicola Slade declared an interest in agenda items 7a, 7b, 7c & 12c. It was decided to move these items to the end of the agenda. The Chairman and Councillor Mrs Nicola Slade left the meeting before these items were discussed. For completeness of the minutes the items will be reported as Planning Matters & Correspondence in the usual way. Councillor Mr Peter Pye was elected Chairman for items 7a, 7b, 7c & 12c.

**868 PRESENTATION BY MR MARK DILLON**

Mr Dillon gave a presentation on the results of 'Winsham Housing Needs Survey'.

**Summary**

Winsham Parish Council has been concerned about a shortage of affordable housing for local people for a number of years. They have worked in partnership with the District Council, the Rural Housing Trust and Hastoe & Wyvern Housing Associations to try to find a solution. This survey was conducted to refine and update existing information about the need for affordable housing for **local** people. The data has been used to obtain a profile of the community, to assess extent of need and to decide how it can be met.

There are currently 61 affordable homes in the village -19% of the total housing stock. They are allocated to tenants on the basis of greatest need.

Concern was expressed that the housing allocation policy means that local people are rarely given homes in the village.

In 2002 the average price of houses in the village was £236,931. Terraced houses sold for an average of £124,000.

The Parish Council delivered survey forms to all 320 dwellings in the parish and these were returned to the District Council in reply paid envelopes. Further copies were made available for hidden households and people with a local connection.

The survey was carried out in conjunction with an awareness raising display in the village shop.

Residents responded very well to the survey with 48% of forms completed and returned.

The population of the village is very stable with only 18% of households having moved within the last 4 years.

A shortage of affordable housing was identified as the single biggest factor in decisions to leave the village and accounted for 39% of replies.

17.4% of household said that they would need to move within the next 5 years.

A modest terraced house would not be affordable for 96% of household expecting to move without access to a substantial amount of capital to reduce borrowing.

A small scheme of 8 dwellings representing one-third of the identified need would help to meet the needs of local people now and in the future. This would also ensure that there are always village people waiting to occupy the homes.

To ensure that its occupants do not rapidly outgrow the property the most appropriate type of dwellings would be a mixture of 2 & 3 bedroom houses.

48% of respondents indicated that they were interested in shared or low cost home ownership; however it would only be affordable for approximately 10% of households.

Consequently a mixture of seven homes for rent and one home for shared ownership is recommended.

Copies of the full survey were passed around to Members. The Clerk holds a copy which is available to be viewed by the public on request & at reasonable times.

There then followed a discussion on housing allocation. Councillor Mr Peter Pye asked , 'How long must a person live in the village to be considered as a local?'. Mr Mark Dillon answered, 'Allocation would be on the basis of need & personal

circumstances. The allocation would be carried out by the Housing Association, however the Parish Council would be consulted for a view on local people'. 'How much note would be taken of the PC's comments'. 'The allocation process would not deliberately go against the PC's wishes but the Housing Association has to make the final balanced decision'.

District Councillor Mrs Stella Abbey asked, through the Chairman, that Mr Mark

Dillon writes up a precise procedure for choosing a tenant. This was agreed.

There needs to be another meeting to discuss progress on acquiring a site, Mr Mark

Dillon agreed to organise this at the appropriate time.

### **869 MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON 3<sup>rd</sup> September 2003**

The Chairman signed the minutes as true records.

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

- (a) Derelict Cars (Roger Wotton's Reply). Normally this is an issue for the owner to be a good neighbour. A 215 notice is not appropriate here. With the agreement of the Chairman, District Councillor Mrs Stella Abbey agreed to speak to the owner about the cars.
- (b) Adoption of Neighbourhood Watch Signs by Parish Council. Councillor Mr Peter Pye has agreed to inspect the signs & report back.
- (c) Decision on Web Advertising. After some discussion it was decided not to proceed with the advertising for 12 months, if at all. These feelings were conveyed to Councillor Mr Sullivan
- (d) Village of The Year (Somerset Finalist). Winsham reached the finals. The PC thanks everyone concerned for their hard work. **The Clerk A.P. 20** is to write a letter of thanks to Mr John Sullivan

### **871 PLANNING APPLICATIONS**

- (a) Report from Planning Meeting on 8<sup>th</sup> September. There was some discussion about the procedure, when dealing with draft minutes. **The Clerk A.P. 21** is to write to SALC for clarification. The minutes have not been signed.
- (b) Email from K.D.J. Slade & Sons Ltd. As above the Clerk is to seek guidance from SALC.

- (c) SSDC Area West Meeting Friday 3<sup>rd</sup> October, Court Farm Close. Members noted the date and time. Councillor Mr Peter Pye will attend.
- (d) Planning Application 03/02547/FUL Joint Pitched Roof Higher Wynard Court St. No objections.
- (e) Planning Application 03/02660/FUL Extension @ Lower Farm Down Lane). There was some discussion over doorways, no objection to the overall plans.
- (f) Planning Application 03/00942/FUL Garden Fence 17 Church St. The PC's view remains unchanged, no objection to the application.
- (g) Planning Application 03/02159/CPO SSDC's Comments to County (No Objection) Comments Forwarded To R Agnew SCC. **The Clerk A.P. 22** is to establish the consultation procedure when dealing with County applications
- (h) Mill Brook Hazelwood Appeal. The PC raises no objection to written representation. They would like however to revisit the site and submit further comments to the Inspector, **The Clerk A.P. 23**.

## **872 AMENITIES**

Councillor Mr Peter Pye has made his weekly check. Some of the bolts on the multi-climbing frame need tightening. Councillor Roger Beer will look for the special tool needed. Painting of the swings & slide plus the levelling of the surface below the swings needs work in the near future.

## **873 FINANCIAL MATTERS**

- a) Cheques were signed for the Clerk's Salary, Rent of The Jubilee Hall & £10-00 to Mrs Stella Abbey towards the purchase of plants,

## **874 CEMETERY**

Requests for seats in the cemetery. After some debate & discussion it was decided that the best way forward was to ask relatives if they would be prepared to contribute on a 50-50 basis towards new cemetery gates. The Clerk has put this proposal to Mr Sullivan; The Chairman will consult with the Trott family.

## **875 HIGHWAYS**

In response to our recent correspondence, Councillor Mr Keith March has been invited to view the County Council Highway Call Centre. He is very pleased to take up the offer, yet another opportunity to put the case for Winsham.

Keith reported that, 'Highways are responding to our request that essential work is completed but progress is slow'. He will ask for a report of the results of the camera survey of Winsham drains, to be carried out on 2nd October.

The Parish Council has expressed concern regarding the standard of repair after the recent safety inspection. For example the kerbs which have been repaired with what looks like hand laid epoxy resin look especially untidy. Instead of the kerb at the junction of Pooles Lane & Church St being a properly constructed 'dropped curb', a tarmac ramp has been laid. The PC believes that the repairs do not meet an acceptable standard, and that because Winsham is on the edge of the area, we are not being

properly served. Councillor Marsh will ask Tony Shire to supply the PC with the method statements/specifications for these repairs.

County Councillor Mr David Gordon informed the meeting that new contracts for highway maintenance had been had been agreed with tighter control over work quality.

Councillor Mrs Hazel Duke has received comments from a member of the public that the streets are looking untidy through lack of sweeping. District Councillor Mrs Stella Abbey assured the meeting that the street mechanical sweeper had visited the village recently. Councillor Abbey suggested, through the Chairman that contact is made with Mr James Parry who is SSDC's 'Street Scene Officer'. He should be able to supply a list of what is swept & when. If advanced notice is available of when sweeping will take place, cars can be moved to allow access. The District Council have a machine for sweeping underneath cars, we should ask for a demonstration.

There followed a discussion about bus stops. It was decided to request the bus stops in both directions, near the shop are removed and, for safety all buses, including the school buses should stop at the new interchange. There may be a case for a stop near victory Garage or near the Church. This would cater for people with mobility problems who lived at the lower end of Church St. **The Clerk A.P. 24** to progress this issue with the County Council & schools.

### **876 CORRESPONDENCE.**

- a) Letter from Police Inspector Peter Saban. **The Clerk A.P. 25** has been asked to reply to this letter in the tone of, ' Your response is disappointing and gives no confidence in the service offered by the police to the village of Winsham'.
- b) The Police Community Contact Vehicle will again visit on 23<sup>rd</sup> October @ 13-15 hours for 1 hour.
- c) A letter from Mr F N Stuttard was read to the meeting. **The Clerk A.P. 26** will write to Mr Stuttard thanking him for the letter informing him that he can write a letter of support for any planning application direct to the District Council.
- d) Annual Meeting of Parish Councils (15<sup>th</sup> October 4pm Taunton). Correspondence was made available to Members.
- e) Route 33 (Coast to Coast Cycle Route). Correspondence was made available to Members.
- f) Community Update & Thatch. Correspondence was made available to Members.
- g) Adults & Young People Seminar 23<sup>rd</sup> October. Correspondence was made available to Members.

### **877 MEMBERS QUESTION TIME**

None

### **878 ANY OTHER BUSINESS**

- a) Councillor Mr Peter Harper requested permission to erect a notice board at Purtington. Plans were produced & agreed. Councillor Harper would make the

notice board, erect it & be responsible for posting & removing notices. This was agreed.

- b) The Chairman suggested that the Council appoint a Vice-Chairman on a temporary basis to cover the planned absence of Councillor Mr John Sullivan. This will be an item on the November agenda.
- c) County Councillor Mr David Gordon passed around a small leaflet 'Unlocking Somerset's Historic Environment' [www.somerset.gov.uk/heritage](http://www.somerset.gov.uk/heritage). Councillor Mr John Sullivan has been asked to provide a link to this site from the PC & Museums web sites.

## **878 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be on Wednesday 5<sup>th</sup> November 2003 at 8.00 p.m. in the Jubilee Hall.

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

ACTION POINT No	ACTIONED TO	PROGRESS	ACTION TAKEN
20	<b>The Clerk</b>		
21	<b>The Clerk</b>	Completed	
22	<b>The Clerk</b>	Completed	
23	<b>The Clerk</b>		
24	<b>The Clerk</b>		
25	<b>The Clerk</b>		
26	<b>The Clerk</b>		