

**WINSHAM PARISH COUNCIL**  
**Minutes of the Ordinary Parish Council meeting held on 3<sup>rd</sup> March 2004**  
**At the Jubilee Hall, Winsham, at 8.00pm.**

**DRAFT Issue 1**

**939 ATTENDANCE AND APOLOGIES**

Those present:-	Mr.Colin.Slade	Chairman
	Mr.Peter Pye	
	Mr Peter Harper	
	Mr Roger Beer	
	Mrs Nicola Slade	
	Mrs Hazel Duke.	
	Mr John Sullivan	
Parish Clerk:	Mr.Frank Vaughan.	
District Councillor	Mrs.Stella Abbey & C.C. David Gordon.	
Apologies:	Mr Simon Fewkes, Mr.Keith Marsh.	
Public Present:	Mr J Leighton	
Guest Speakers:	Mark Dillon from SSDC & Shirley Evans-Jones from Hastoe.	

**940 PUBLIC QUESTION TIME**

Mr Leighton was available to answer questions on agenda item 7f.

**941 DISTRICT & COUNTY COUNCIL MATTERS**

District Councillor Mrs Stella Abbey reported: -

(RMG) A quote from ‘ The District Executive Meeting’ which she attended.

‘Councillors Stella Abbey and Nigel Mermagen asked that the Executive re-consider the recommendation to withdraw recreational maintenance grants. In view of the concern expressed by parish councils this decision should be put on hold to allow for further discussions with parishes.

It was proposed that the system of recreational grants should be reviewed by the Leisure and Culture Policy Advisory Panel. However, pending the outcome of the review, the parishes should be notified that they should work on the basis that the grants were to be withdrawn as previously agreed.’

‘It was resolved to, agree a review of the level of payments for Recreational Maintenance Grants to be implemented from 2005/06’

This goes some way towards the PC’s request for a review.

The Clerk informed the PC that a meeting of Executive Officers was to take place on Friday 5<sup>th</sup> March to discuss RMG. The Clerk has already written to the Executive Officers, on Tuesday 2<sup>nd</sup> March, expressing the views of Winsham and the other 33 Town & Parish Councils who oppose the removal of RMG and asking to be involved in any consultations.

Again at the ‘ The District Executive Meeting’

‘The Executive considered the implications of the proposal to withdraw black plastic sacks, and looked at the other options set out.’

In the minutes of this District Executive Meeting there is no apparent record of any decision being made regarding the withdrawal of plastic bags. The PC would oppose any suggestion of withdrawing black plastic bags; it is a further example of SSDC

passing on cost, which eventually have to be met, this time from personal expenses. In the opinion of some Members SSDC should cut costs from the top down by asking, are all the highly paid management posts really necessary? **The Clerk A.P. 36** will write to SSDC opposing the withdrawal of black plastic bags.

County Councillor Mr David Gordon briefly outlined the County Council's dilemma, how to maintain services and meet all the requirements of central government without allowing council tax increases to escalate. The answer is often a matter of jumping through hoops to gain monies from outside agencies. For example to avoid landfill taxes we must meet recycling targets.

#### **942 MEMBERS DECLARATION OF INTERESTS**

The Chairman declared an interest in item 7j. He was not present when this item was discussed. During the meeting he declared an interest in item 7f and did not participate in the discussion.

#### **943 MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON 4<sup>th</sup> February 2004**

The Chairman signed the minutes as true records.

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

##### **a) SALC's Response (Letter re: Bus Shelter)**

The following was asked of Peter Lacy: -

How exposed are individual Members and Clerks to personal claims for negligence against them if they fail in their duty of care by not perceiving the predictability of an accident and or not doing everything reasonable to prevent it?

Peter Lacey's reply was: -

Responsibility will lie with the corporate body and not with individual councillors. Individuals are only liable if they act recklessly and negligently.

The issue now is, how best to deal with the perceived danger from misuse of the bus shelter. Various measures have been considered, has to how best prevent young people climbing into the roof space above the shelter. Fit a metal grill or a false ceiling. Members agreed, after assessing the risks again, that the probability of someone injuring himself or herself was low and, trying to prevent anyone climbing into the roof space would make the situation worse. Fitting bars would encourage children to swing on them & filling a false ceiling would be a fire hazard. It was decided that the best option was to leave the roof space open. **The Clerk A.P. 37** will write and inform the insurance company.

##### **b) Affordable Housing (Lettings Policy)**

Mark Dillon from SSDC updated the PC regarding progress with the Affordable Housing Project & Shirley Evens-Jones from Hastoe outlined their letting policy.

To summarise: -

Mark: - A bid was made for the funding of the Winsham scheme in the last round, no feedback as yet. Negotiations with the landowner are still ongoing. Hastoe are now

partners with The Housing Corporation giving them more flexibility in moving projects forward.

Shirley: - Hastoe is a medium sized housing association with 2500 to 3000 properties. We specialise in rural schemes in Somerset, Dorset Wiltshire & Devon. We have a clause in our allocation policy, which gives priority to local people even if others are in greater need.

There is a register of people in housing need, which is held, and maintained on behalf of South Somerset District Council by South Somerset Homes, this is a joint register. Anyone who feels they are eligible for affordable housing in Winsham should make sure they are on this register. When a building scheme has been up & running for a couple of months Hastoe will hold an open meeting to explain the scheme and the allocation process. Eligible individuals or households will here be invited to register if they have not already done so. The Area Housing Manager will visit everyone who has applied, to establish his or her local connection. If the Parish Council wish to be a participating partner they are, at this point, able to verify the local connection. Hastoe staff then forms an independent panel to look at every application reviewing local connection & housing need. The panel makes the allocation so that there can not be an accusation of favouritism. Successful applicants are then notified and invited to visit the site.

The Planning Agreement called a Section 106 Agreement between Hastoe and the Local Authority Planning Department is the vital document which establishes the definition of 'Local' in the context of Affordable Housing. This document has some flexibility but must follow the broad outline of the Governments Supplementary Planning Guide. The Parish Council should be able to make representation when the Section 106 Agreement is drafted. Mark Dillon will enquire if this is possible.

Shirley Evens-Jones then answered questions from Members who asked for reassurance that the Affordable Housing would not be used to house families with known behaviour problems. "Great care is taken when allocating tenants; it is not our policy to deliberately house families with a record of anti social behaviour. Most problems occur where families are housed without a strong local connection, by definition we take care not to select these families".

The Chairman thanked Mark & Shirley for their presentation.

## **945 PLANNING APPLICATIONS**

- (a) Millbrook Whatley Mill Appeal Dismissed by Inspector
- (b) Planning Application No 04/00090/FUL Covered Stockyard Lynch Field Puthill, PC recommends refusal.
- (c) Planning Application No 04/00166/FUL Lubborn Cheese Milk Silos, PC recommend approval
- (d) Planning Application No 04/00223/FUL Barn for Dry Cows London, PC recommend refusal
- (e) Planning Application No 04/00330/FUL Stable Down Lane Purtington, PC recommends approval.
- (f) Alterations & Remedial Works 1&2 Fore St. An email was read out by the Clerk, from Greg Venn SSDC Conservation Planning Officer confirming that neither planning permission or conservation area consent was required for various external alterations at No1 & 2 Fore St.

- (g) Planning Application No 03/02527/COU Estate Workshop Cricket St Thomas. The Chairman was very disappointed that this application was approved by SSDC.
- (h) Work on Trees 15 Church St 04/00373/TCA. After a long debate it was decided that, the PC should not object to the removal of the leylandii hedge.
- (i) Advice of Appeal 03/00942/FUL 17 Church St, PC Confirm Original Comments
- (j) Advice of Appeal 03/01602/FUL Plots 1& 2 Court Farm Close, PC Confirm Original Comments
- (k) Planning Application 03/01864/FUL Hill Dairy Amendments, decision deferred.
- (l) Public Path Diversion CH30/15 & 16 @YSJ Seeds, PC has no objection to this diversion.

#### **946 AMENITIES**

Councillor Mr Peter Pye: -. Reported no urgent problems. Peter would like a copy of the ROSPA assessment procedure.

#### **947 FINANCIAL MATTERS**

Cheques were authorised for the Clerk's Salary & Jubilee Hall Rent.

#### **948 JUBILEE HALL REPORT**

The Clerk is still looking for space to store files. Councillor Mr John Sullivan said that storage should be associated with cost. "I will take the issue back to the Jubilee Hall Committee.

#### **949 CEMETERY**

Councillor Mr John Sullivan offered to read through the Home Office Consultation Paper and report back at our April meeting.

#### **950 HIGHWAYS**

Councillor Keith Marsh sent his apologies. The Chairman has a copy of the 'Highway Spreadsheet & will liase with Keith over outstanding issues. Councillor Mr Peter Pye will look at problems of wash off from the Upper Recreation Ground next time we have heavy rain.

#### **951 CORRESPONDENCE.**

- a) SALC Meeting 8<sup>th</sup> March 7-30 p.m. Stoke Sub Hamdon. The time & date of the meeting was brought to the attention of Members.
- b) Members Allowances (Co-opted Members). Correspondence was made available to Members.
- c) Village of The Year 2004. It was decided not to participate in the event for 2004.
- d) The Police Community Contact Vehicle will be in the village 29<sup>th</sup> March between 1300 & 1400 hrs.

- e) Police Community Partnership Funding. It was decided not to allocate funds to this scheme.
- f) CAB Donation. It was decided to donate £40 to CAB.
- g) Audit Commission (Audit of SSDC). Councillor John Sullivan offered to complete the audit return. After completing but before returning the forms he would consult with the Chairman & Clerk.
- h) South Somerset Walking Festival, noted by Members.
- i) SSDC Draft Tourist Strategy, noted by Members
- j) Community News, made available to Members.
- k) Standards Board Report, made available to Members.
- l) Moving Parish Projects Forward 15<sup>th</sup> March Somerton. The time & date of the meeting was brought to the attention of Members.
- m) Church Walks. It was confirmed that the PC would not be contributing to this project. Councillor Peter Pye offered to read through the correspondence.

**952 MEMBERS QUESTION TIME & ANY OTHER BUSINESS**

- (a) The Chairman is concerned that double standards are being applied to Conservation Area planning issues. He will take the matter up with SSDC Officers.
- (b) The Broadband Campaign is progressing very well. A visit to Thorncombe PC Meeting was well received.

**953 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be on Wednesday 7<sup>th</sup> April 2004 at 8.00 p.m. in the Jubilee Hall.

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

ACTION POINT No	ACTIONED TO	PROGRESS	ACTION TAKEN
36	<b>The Clerk</b>		
37	<b>The Clerk</b>		