

Hinton St George Parish Council

Minutes of the meeting held Monday 24th April 7.30pm at

St George's Hall, Hinton St George

Present: Cllr's A. Cavendish (Chairman), M. Herbert, Barry Tyler, F Voss, C Le Hardy (County Councillor)
I. Godfrey (Parish Clerk).

Members of the Public: 9 Members of the Public

60. Public Forum:

- a) Regarding the proposed development, would the council consider extending the conservation area to help the Parish council have more control over the development – MH It would be hard to say but could be requested. In South Petherton they have done a lot of work regarding this to help have more control – Cl C Le Hardy has not heard that South Petherton were planning to extend their conservation area AC to look into this. MH said we could find out the last date it was deemed a conservation area. AC said that the Woodland Trust might own the verge but they do own the ditch towards the allotments.
- b) It was felt that the consultation evening wasn't actually a consultation but it ticked a box for the developers for their planning application. It was felt that Tim Percival and his team were surprised at the number of people that turned up.
- c) The general feeling was that there was very little the village could do about the proposal, it was felt that a village green wasn't necessary as the proposed development was opposite the recreation field and next to Jubilee Woods. The development only needed one entrance with a turning circle. The developers probably decided to have 10 dwellings on the site as they would have to pay a fee to the council of £40,000 – 15% of which would go to our Parish Council (approx. £6000 to spend as we wished). If the developer goes over 10 dwellings the development goes into section 106 where youth facilities and infrastructure is required. We could ask Tim Percival (the developer) if he could provide a significant contribution to the replacement of the wooden play equipment which will cost a minimum of £20,000 to replace.
- d) The Village think that they will get a say in the proposal but they won't, this is the same for the P.C. Cl C Le Hardy said that because the district doesn't have a 5 year land supply, it gives a free playing field for developers.
- e) We always knew this was going to happen - in 2013 a survey was done and the district council said there was no need for affordable housing - if there is no need they the developers can't build on open countryside. BT confirmed that last housing survey was compiled in 2013 and there was no need for affordable housing.
- f) FV said that the proposed started homes aren't starter homes as they aren't affordable or big enough for growing families, they are only for people wishing to downsize. AC confirmed that there is little that the PC can do without objecting with solid planning reasons.
- g) BT said we could ask for the results of the questionnaire that the developers gave out at the consultation evening, the deadline for the questionnaires to be sent back is 28th April.
- h) It was mentioned that the village doesn't require an additional 3 2 bedroomed houses to rent as there is no shortage of these in the village – shared ownership would be a good idea. Social housing takes people off a waiting list and there is only 1 person in Hinton on the list and they weren't in the top category.
- i) BT advised that the Wessex Community Land Trust would be attending the next PC meeting. AC mentioned that there is a plan B for a more suitable spot, we have been potentially been offered some land on Lopen road, opposite Windy Ridge for 6 affordable houses.
- j) The proposed development by Mr Percival would be criminal to get passed as it lets go of the last south facing view in the village.
- k) Will objecting be like opening Pandora's box – where does it stop? AC said that we don't want to wrap the village in cotton wool, the last substantial development was done in 1974. If Mr Percival got refused planning how many times would he reapply? A member of the public asked for the reasons why the original application was refused – AC couldn't remember as it was 15-20 yrs ago, the gentleman will look into it further and ask district. BT said there was nothing we could do but wait for the planning to go in.

61. **Apologies for Absence:** R Lewin, P Maxwell (District Councillor)

62. **Minutes of last Meeting:** Approved as a true and proper record and signed by AC.

63. **Declaration of Interest:** None

64. **Matters Arising:** None

65. **Planning:** No planning applications.

66. **Highways and Footpaths update**

- a) AC mentioned that there were 7 indicator markers on the county map including Summer Lane & Mill Lane. There are 9 potholes from the T junction to Crimbleford Knap and a verge marker opposite the seat on new Road.
- b) All the footpaths are up together.

67. **P Cllr's, C Cllr's and D Cllr's Report**

- a) D Cllr. P Maxwell no update was supplied in his absence.
- b) C Cllr. C Le Hardy reported the following: On a separate report.

C Cllr C Le Hardy mentioned that if the village had any ideas for future projects to let him know, he would like to see approaches to villages enhanced including passing places and pot holes were an ongoing battle. Hinton St George was grateful for the passing places on Lopen Road but the most dangerous place on that road was at the hump at the top – C Cllr C Le Hardy will look into this.

There was a report from a resident at Brettingham Court of flooding, there seems to be 2 different maps of this but C Cllr C Le Hardy is looking into this. AC mentioned we were promised a sweeper for the surplus gravel by M Fear – C Cllr C Le Hardy to chase up.

- c) FV nothing to report
- d) BT – stimming has started on Merriott Road and the bin at Pineapple Gates will be camouflaged soon. AC mentioned that the triangle need some attention as well as the brambles at tea Pot Lane and the drain on New Road – it might be worth asking for an extra day from the lighthouseman in spring and reducing by a day in the winter.
- e) MH nothing to report
- f) AC mentioned that the replacement of the lantern in Old Farm place is going to cost £2900 – the PC will pay for this as it was agreed that we would replace the remaining 5 lanterns at 1 per year. In 1980's we paid £26,000 for the lanterns on the High Street, could the County Council meet us half way with the remaining 5 lanterns – C Cllr C Le Hardy to investigate.

68. Finance

- a. **Review of receipts and payments schedule.** Expenditure remains within budget. It was agreed that the PC would pay for the Parish Clerk to join SLCC at a cost of £60 and to fund her 3 courses with SALC at a cost of £90, Payable once the invoice arrives.
- b. **Bank Statements** – signed by AC
- c. **Invoices for payment** – Village Hall Insurance approved.

69. Correspondence information.

No further correspondence to be considered.

Meeting Closed 8.40pm

70. Next Meeting Date –The next meeting will be held on Monday 15th May 2017 at **7.30pm**, in St Georges Hall.

Signed.....
A Cavendish (Chairman)

Dated.....