



MINUTES OF HIGH HAM PARISH COUNCIL MEETING  
HELD AT HIGH HAM VILLAGE HALL  
ON TUESDAY 8<sup>th</sup> November 2016

Present: David Vigar (Chairman), James Godfrey, Nancy Green, Chris Palmer, John Vigar, Bryan Bartlett , Amanda Chuter, V Young (Clerk), Derek Yeomans (County Councillor)

Approx: 20 parishioners

David Norris (South Somerset District Council)

Meeting opened at 7.30pm.

1) **Apologies:** None

2) **Declarations of Interest on agenda items:** - Bryan Bartlett declared an interest in planning application 9c, being the applicant.

3) **Open Discussion:** Margaret Porter gave a short speech to say thank you to the Parishioners for voting to award her the Dennis Davis Memorial trophy.

#### 4) Guest Speaker

The Chairman introduced David Norris to the meeting.

##### Parish Plans/Neighbourhood Plans

David Norris spoke to the meeting regarding the need for Parish Plans/Neighbourhood plans.

As regard Parish Plans it was felt that they could be useful for identifying the need for affordable housing, but that any other ideas in them contained less weight than a neighbourhood plan. Policies would be able to be written into such a plan regarding housing need if a housing needs survey was undertaken. Open market housing in this situation is usually acceptable in limited quantity to support the affordable housing. The needs and type would need to be defined –for example social rent/intermediate ownership(only ever can purchase 70% at 80% market value – but applicants required to be under 40 to qualify along with various other conditions.

The issue of the 5 year land supply was discussed and it was stated that the District Council's policy still carried weight and it was not a free for all to build houses in unacceptable areas/ways.

There was a question regarding keeping affordable homes affordable in perpetuity. It was stated that this can be restricted.

It would be possible to use a s106 agreement to say that a set number of houses on a large development remain affordable.

##### S106 Agreements

S106 agreements were usually made so that agricultural workers dwelling remained as this. When applying the justification has to be proved.

The reversal of some S106 agreements that the Area North Committee felt should be over-ridden was explained. S106 agreements on granny annexes was also another which was difficult to enforce in perpetuity.

Derek Yeomans left the meeting with his apologies.



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Area North

It was explained to the meeting that the District Council have 4 area committees and were trying to reduce the number of applications being referred to a manageable number. Those being referred should only be finally balanced or those that set a precedent across the district. There were always several requests from several Parish Councillors which made the number unmanageable. The Ward member has the opportunity to ask the chair for the application to go on the area agenda but it cannot be taken for granted that it does go on the area committee agenda.

Other

Questions were asked to David Norris regarding various matters.

It was ascertained that there was no legal requirement for planners to take into consideration comments in a Parish Plan.

David Vigar asked regarding the weight taken of the Parish Council opinion on planning applications which contained constructive comments for example – supporting the application subject to a certain requirement. And also if the Parish Council were to give their observations and say they agree but would like for example a certain change to the plans or particular materials to be used. David Norris confirmed that the planners would decide if the comments coming in were worthy of refusal or amendment. Planners assess the suggestions and observations and merits of the changes suggested and what could be reasonably be requested as an amendment.

John Vigar commented on the difficulty for the Parish Council dealing with outline planning, due to lack of detail, and then a later reserved matter application.

David Norris was thanked for his time and left the meeting.

**5) Councillors reports -**

Derek's monthly report had been forwarded to the councillors.

**6) Approval of Minutes -**

11<sup>th</sup> October 2016 minutes approved as a true record after minor amendment for Parishioner numbers and to read kerbing rather than pothole at Bridgehorn on item 6a.

**7) Matters arising/Items for Discussion**

a. **Highways.** Bryan Bartlett reported back on ongoing highways matters that were progressing. The issue of some overgrowing hedges was to be pursued. The kerbing at Bridgehorn had been replaced. The dumped asbestos had been removed. The issue regarding Wagg bridge had now gone full circle back to the Environment Agency. Bryan Bartlett was to inform the original complainant that a resolution hadn't been found and to see if the complainant wanted to take the matter up themselves.

Craig Howe (Lengthsman) could now do street work and would be able to dig deeper than 4" to do the posts around the green once a licence obtained to work in that particular area.

The tarmac splitting at the cemetery was on the Highways list for repair.

John Vigar pointed out that there were a few roads which were pitted and green in the middle and if left the tarmac would lift. This was Sams Cross to Low Ham and the road between Bridgehorn adjoining the hill up into High Ham.

Bryan would put these on his list of highways items.

b. **Parish Lengthsman /Cemetery work /Millennium Wood/Strimmer Project .** The following reports were made.

lengthsman - Craig Howe

October 38 hrs worked

189 remaining

Main focus of work - vegetation management: junctions, splays, signs.

Cemetery: mowing and strimming - Tony Whitford assisting. Craig and Tony both reported holes

Millennium Wood: mowing, reducing 2 ash trees in boundary hedge.



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Millennium Wood: grant-funded day - installed bug hotels, bird-feeder and tree labels.

Footpaths - Tony Whitford, volunteer footpath strimmer

No footpath strimming.

High Ham Parish Walk, 16th November. Meet at Playing Field car park 10am. 2 hrs approx. Be prepared for mud.

c. **Millenium Wood:**

7th November contractors started work on building the grant-funded pond-side viewing platform. Completion expected 9th November.

Final grant-funded work to be implemented - design and installation of information/orientation board.

Boundary hedge cutting - book

Evidence of dog fouling and dogs not on leads.

Thanks to Roger Hall for restocking bird feeders.

Open Day when grant work completed - Spring 2017. Involve MW group, Craig Howe, Paul Brunsdon, other PC members. Spring 2017

d. **Website** - The website group were to have a further meeting

e. **Village Hall** – The Village Hall Committee were to have a meeting the following evening. The Big Breakfast was to be on December 11<sup>th</sup>. It was unanimously agreed that the Parish Council would purchase a cabinet so that the Denis Davis award could be permanently displayed in the Village Hall.

f. **Any other matters** There were notices in the phone boxes about BT taking away the boxes. South Somerset District Council had advised the Parish Council that they were co-ordinating the responses of any objections. The clerk was to clarify if it was the phones or the boxes which were being removed.

To cover all options it was unanimously voted that if it was regarding the removal of the phones then the Parish Council should object on grounds of lack of consistent/good mobile signal in the area. If it was the boxes the Parish Council would also object to their removal and it was voted that the Parish Council would wish to retain all the boxes.

It was unanimously agreed that the Links Community Transport would be the Charity to collect for at the Carol Singing around the Christmas tree.

It was agreed that new lights be purchased for the Christmas tree. A budget of £100 was set for this.

The insurance regarding the viewing platform at the millennium wood was to be confirmed.

**8) Correspondence.**

The letter had been sent regarding local council budget capping.

John Vigar had had a call from a resident at Broadacre regarding mud being brought out onto the road and making the road treacherous. In this instance a heavier storm had cleared the mud away. The NFU had confirmed that if the animals being herded are bringing the mud out onto the road then the owner of the animal is not liable but if a vehicle brings the mud out then that person is liable. Parishioners were urged to be aware of the situation and to try to leave the Highways in a reasonable condition. It was stated that this was not a Parish Council responsibility.

**9) Planning Applications for Consideration**

a) 16/04160/FUL – Poplar Farm – Demolish and rebuild of attached outbuilding and lean-to to erect annexe accommodation to existing dwelling. After discussion the Parish Council unanimously supported the application. The landowner had confirmed that the mobile homes would be removed at the conclusion of the work.

b) 16/04316/LBC-Windsor Farm – Demolition of part of an existing building and construction of an attached timber framed garage. (the full application was discussed at the September meeting). The full application had met with unanimous support at the September meeting. It was unanimously decided to support the application.



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c)16/04526/OUT –Land OS6730, Junction of Henley Road and Nythe Road – Outline application for alterations to existing accesses and erection of two, two bedroom dwellings.

Bryan Bartlett declared an interest in the application and briefly introduced the application from the floor. There were a few questions on the application for the applicant from the council. Nancy Green asked a question to clarify the location. John Vigar questioned how the applicant intended to keep the homes 'starter' homes in perpetuity. There were no further questions for the applicant who left the room whilst the council considered the application.

There was corner from the floor regarding keeping the appearance and characteristics of the corner and a concern that the development would spread. Highways safety was also mentioned as a concern.

There was a lot of anecdotal evidence for the need for such houses. There was discussion as to whether this was a sustainable location.

After discussion it was decided to ask whether the applicant would be willing to withdraw the application until a housing needs survey was completed and also whether they would be willing to submit a full rather than outline application.

Bryan Bartlett re-joined the meeting and was informed of the decision and asked whether he would withdraw the application. Bryan Bartlett agreed to withdraw the application and review how it was re-submitted..

d)16/04573/FUL – Cider Cottage – Proposed garage conversion and extension- after discussion it was unanimously agreed that this application was an enhancement of acceptable design and was unanimously approved.

**10) Planning Applications Decided –**

16/04160/FUL- Poplar Farm - Granted

16/04081/FUL – Orchard Home – Granted

16/03954/FUL – Hamdown Court – Granted

16/04104//S73A – Mortons Dairy –Granted

**11) Summary of Meetings attended.** - None

a. **Bank Reconciliation Report-** The reconciliation was handed to councillors. Nancy Green, David Vigar, Amanda Chuter and Vicky Young were to meet to set a draft budget for adaption by the full council at its next meeting.

**b. Payments for approval and cheques to authorise**

The following items were approved for payment

Clerk wages and expenses – £221.56

Parish Lengthman millennium wood-October - £164.22

Parish Lengthman – August - £482.33 (this is now a standing order)

Chris Palmer – re D Davis award-£43.46

Careys- Millenium Wood - £6582 (re viewing platform)

Somerset Landscapes - £115.20

Wynnstay/agri centre - £108.71

**12) Matters of Report and items for next meeting –**

The Chairman of the Playing Fields Committee had requested time on the next agenda to speak about plans for the playing fields. The final precept was to be set at the next meeting.

Various Parish and local events upcoming were mentioned.

**13) Date of Next Meeting** 13<sup>th</sup> December 2016 at 7.30pm was the date for the next meeting.

No further business –meeting closed at 21.30hrs.