

EAST HARPTREE PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON
TUESDAY 20th NOVEMBER 2018**

VENUE AND TIME OF THE MEETING: THE THEATRE, EAST HARPTREE @ 7.30pm

	Parish Councillors were available at The Theatre from 7pm for a Parish Council Clinic.
	<i>Present:</i> Cllrs Andrew Jones (Chair), Richard Coombs, Mike Jennings, Pam Carver; also in attendance Cllr Tim Warren (B&NES) and Alan Butcher (Clerk)
1811/1	<i>Apologies for absence.</i> Cllrs Peter King and Paul Waldron.
1811/2	<u>Public Forum</u> This part of the meeting is intended to allow public participation on matters on the agenda. No matters were raised by members of the public attending.
1811/3	<i>Declarations of Interest:</i> None.
1811/4	<i>Confirmation of the Minutes of previous meetings:</i> i) Minutes of the meeting held on 16 th October 2018 (both minutes 4008 and 4008A – confidential) were agreed and signed as a true record with the following clarification added to these minutes regarding minute 18106vi: The Chairman advised that the landowners of site EH4 had queried councillors comments about the possible dispute over the access to the site from the High Street included in the previous minutes and in the site assessment. He had asked the Parish Council to note via the Chairman that they were not in dispute with any party over this access. Cllr Carver also sought clarification about actions in minute 1810/8i regarding the culvert; the chairman advised that this matter would be discussed later in the meeting.
1811/5	<i>Formal Motions requiring a decision:</i> Before this matter was discussed, it was agreed that item 1811/6vi should be taken at this point as it was relevant to item 1811/5i; the minute is, however, recorded in its original place on the agenda. i) To consider and discuss the relevant sections of the new Options Consultation Document and decide what approach the Parish Council should take in terms of a possible response. Cllr Carver had read through the consultation documents from B&NES and circulated the relevant sections to councillors at the meeting.

	<p>She noted that the consultation lasted until 7th January 2018. (For the purpose of these minutes a summary of points raised are included). Cllr Carver outlined the JSP protocol and the new B&NES Local plan which would follow the JSP and noted that the inspection of the JSP may not be completed until summer 2019.</p> <p>A number of options were on the table and included in this consultation, with three options for the Spatial Strategy for delivering the 700+ homes across the rural areas. Options One and Two both focused on the Somer Valley, but left a remainder of 50 or 100 homes to be built on smaller sites at other villages outside of the Green Belt area (which could include East Harptree). There was a lack of information about the rural options in respect of these remaining numbers, although Cllr Warren suggested an alternative option in this regard which would involve including land currently in the Green Belt. This was considered in Option 3.</p> <p>It was noted that East Harptree already has developments for 20 homes and that the recent village survey indicated a residents preference for “affordable homes”.</p> <p>The possibility of the re-drawing of the HDB was discussed and could, in theory include sites for future development not included in the current Plan. The continuing matter of parking policy was discussed and there is an option that a supplementary document be produced to cover different areas where parking policy may need to reflect local need. The question of electric vehicle charging points was also raised.</p> <p>The question of the viability and density of developments was discussed and the question of the provision of affordable homes within developments considered in relation to the financial viability of developments which had an impact on the inclusion of such homes.</p> <p>Cllr Jones proposed that a sub group comprising himself and Cllrs Carver and Coombs be set up to bring forward a response to the consultation for the next meeting on 18th December. This was agreed.</p>
1811/6	<p><u>Parish Council Matters</u></p> <ul style="list-style-type: none"> i) To consider response to Planning Application 18/04711/VAR – Variation to condition 27 – plans list at Pinkers Farm, Middle Street, East Harptree. Councillors noted a minor re-location of some dwellings but had no comments to make. ii) To note dismissal of appeal for 15 Middle Street, East Harptree. This was noted. iii) To consider Village Survey Report response and brunch on 9th December 2018. Cllr Jones advised that the council had identified six positive actions for councillors to take forward. These were road safety, construction management plans, protecting road sweeping, etc, flooding issues, New Local Plan and encouraging the community to look into the possibility of community led housing. It was agreed that these would be dealt with by individual councillors: Road safety – Cllr Coombs, CMP – Cllr Waldron, Sweeping, etc – Cllr Jennings, Flooding – Cllr King, New Local Plan – Cllr Carver and Community led housing – Cllr Jones. Cllrs Coombs, Waldron, Jones and Carver would be attending the “Brunch”, there would be a PC stall and maybe an opportunity to speak about the survey and PC actions.

	<p>iv) To note the submission of the Village Character Assessment and EH4 Site Assessment. This was noted; assessments to be put on website.</p> <p>v) To receive information from the Developments working group regarding developments in East Harptree including Kielder, Pinkers Farm and Water Street. Nothing to report.</p> <p>vi) To receive a brief report on the recent NPPF training session organised by B&NES. Cllr Carver had attended a recent training session and summarised a selection of points: The Revised National Planning Policy Framework had been published in July 2018 with the aim of promoting house building. It covers a very wide area and it is possible that aspects of the new framework will be tested through the courts. There is a presumption that permission will be granted for “sustainable developments”. A few categories of land such as SSSI’s, AONBs and Green Belt are provisionally protected. Pre-commencement Conditions are no longer really supported by Government, but Local Authorities should encourage more “pre-application advice” to be taken up. This could lead to greater consultation, but they cannot require a developer to engage with them first. Full viability assessments should be included in Local Plans. On sites of ten homes or more, at least 10% affordable homes are to be included. There is a requirement for the efficient use of land in respect of higher housing densities, etc. The chairman thanked Cllr Carver for her input on the matter.</p> <p>vii) To consider circulation document in respect of the Parish Sweeper. The clerk had circulated a draft to councillors and a number of comments were made. Clerk to re-draft and circulate for further comments.</p> <p>viii) To consider recent correspondence concerning the sewage treatment facility serving East Harptree. Cllr Carver had spoken to Wessex Water on the matter of capacity and had been advised that the plant operated within “permit” at present and could support approximately an additional sixty people. Some concern was expressed about the impact of any future developments which could result in alterations being required.</p>
1811/7	<p><u>Financial:</u></p> <p>i) Clerks salary and expenses. £403.30 – this was agreed and a cheque raised.</p> <p>ii) HMRC Tax payment. £143.08 - this was agreed and a cheque raised.</p> <p>iii) Tesco “Bags for Life” grant - £1000 to be forwarded to the Playing Field - this was agreed and a cheque raised.</p> <p>iv) Request for donation for the Village Brunch event on 9th December 2018. It was agreed to offer a donation on the basis of receipts presented at the next meeting.</p> <p>v) Request for £75 donation from Dial-a Ride. Clerk to ask how many people from East Harptree use the service before a decision is made.</p>

Draft minutes subject to acceptance at the next meeting.

1811/8	<p><u>Update of Matters Arising from the Minutes of previous meetings:</u></p> <ul style="list-style-type: none">i) White lining to High Street – update. Nothing to report.ii) Charity meeting on 26th November 2018. Cllr Waldron and Jennings to attend. Clerk to respond to a request for an up to date contact list.iii) To receive reports on meetings attended by councillors – Cllr Jennings; Theatre Committee.
1811/9	<p><u>Parish Councillors comments on matters relating to Road Sweeping, Highways and flooding issues:</u></p> <ul style="list-style-type: none">i) Clerk to ask Cllr King if an email had been received confirming that works to the culvert had been completed.
1811/10	<p><u>Matters of Report.</u></p> <ul style="list-style-type: none">i) Clerk to ask the relevant person about the status of the village hall defibrillator.ii) A letter of thanks had been received from the Church in connection with the recent remembrance events in the village.
1811/11	<p><u>Date and Time of Next Meeting:</u></p> <p>The next scheduled meeting is on Tuesday 18th December 2018, 7.30pm at The Theatre.</p>

The meeting closed at 9.15pm

**Alan Butcher,
Parish Clerk,
4th December 2018
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