

PURITON PARISH COUNCIL



Prior to the meeting Mr Pete Burke spoke on the matter of the Puriton Hill development and a number of the public also made comment.

Minutes of the Meeting of Puriton Parish Council held in The Village Hall, Puriton commencing at 8pm on Tuesday 12th January 2016 when the following business was transacted:

PRESENT Councillors Mr Simon Langley (Chairman), J Fletcher (Vice Chairman), J Lunn, S Tizzard, O Strawbridge, B Crow & A Barnaby together with the Parish Clerk Sam Winter.

17 members of the public and District Cllr Hamblin were in attendance.

119.1 To receive any apologies for non attendance

Cllr M Healey

119.2 To receive any declarations of interest in items on this agenda

Cllr Tizzard declared an interest in item 119.8
Cllr Crow declared an interest in item 119.8
Cllr Tizzard & Cllr Fletcher declared an interest in item 119.15

119.3 To receive and approve the minutes of the parish council meeting held on Tuesday 8th December 2015

Resolved that the minutes of the parish council meeting held on Tuesday 8th December 2015 were confirmed as a correct record and signed.

119.3 To acknowledge and congratulate the winner and runners up of the 2015 Puriton Christmas Lights Competition as announced on the PPC Facebook page and website:

- 1) **Winner** – Mr & Mrs Birks, 20 Culverhay Close. We particularly liked the bold use of colour and the welcoming arched gateway.
- 2) The Edney family, 82 Puriton Park – the glowing scene of snowmen on the lawn where certainly popular with the children
- 3) Mr & Mrs Bennett, 1 Webbers Way – we liked the use of the tree and the visible glow on entering the village
- 4) The Vearncombe family, Berrow Burn, Downend – the giant Father Christmas was a clear success!

Cllr Simon Langley was delighted to be able to award certificates to all those placed, but was especially pleased to present the winning trophy to Mr Birks for the fabulous display on 20 Culverhay

Close. Mr Birks attributed his inspiration for the display to his late wife Mrs Gill Birks who sadly passed away on 25th November 2015. Mrs Birks enjoyed the festive lights and therefore Mr Birks promises to make sure next year's Christmas lights display in her memory is even more impressive.

119.4 To receive the clerk's report (as circulated) for the purpose of information only:

- (1) Bank reconciliation and statements covering December
- (2) Update on progress with the website
- (3) Update on the phone box
- (4) Update on The Exchange Inn, Downend
- (5) Update on requests seeking funding applications
- (6) Update on the Members' Allowance Scheme.
- (7) Information on the Audit sector Led Body for external audit
- (8) Resolutions list 2015

The clerk further updated the PC that the Youth Club has achieved its benchmark Safe & Welcoming, which means a grant of £3,494 will be approved for payment towards the club's running costs.

Villages Together expect to organise community training in the defibrillator for mid March. This event will be publicised by the PC.

Report received and noted.

Resolutions

119.6 To resolve to consider the following applicant(s) to fill the casual vacancy on the Parish Council and to vote on which, if either, to co-opt:

1. Mrs Vanda Crow, 26 Hillside Road, Puriton
2. Mrs Astrid Benson, Court Farm, Puriton

Resolved to elect Mrs Astrid Benson to the Parish Council.

Cllr Langley, Chairman, thanked the applicants and stated that both would in fact be of benefit to the PC. He hoped that Mrs Vanda Crow would be willing to put herself forward again should the opportunity arise.

119.7 To receive a signed declaration of acceptance of office from the co-opted member.

Cllr Benson signed her Declaration of Acceptance of Office and joined the meeting.

119.8 To consider and agree a response to planning application 42/15/00025/JE:

Proposal: Erection of 61 dwellings and formation of access

Location: Land To The South Of, Puriton Hill, Puriton, Bridgwater, TA7

As referred by the Planning Committee min ref: 6P.12

Resolved not to support the application and to raise with Sedgemoor District Council the objections appended to these minutes.

119.9 To resolve the amount of the 2016/17 precept.

Resolved that the 2016/17 precept demand submitted to SDC will remain the same as the previous 2 years at £32,000.

Retaining the same level of precept will result in a reduction in the Band D rate of 2.19% (a reduction of £1.03)

119.10 To resolve a date for a community CLT meeting.

Resolved that the clerk will arrange a suitable date with Wessex CLT project for mid-late March

119.11 To agree a final decision on the future of the phone box.

SIGNED:CHAIRMAN

DATE:

The PC received a letter from the Village Hall Committee expressing an interest in buying the K6 telephone box for the benefit of the community.

Resolved that the K6 telephone box will be sold to the Village Hall Committee.

119.12 To resolve to adopt the Members' Allowance Scheme 2015/16 as unanimously approved by the Independent Parish Remuneration panel.

Resolved to adopt the scheme with immediate effect.

119.13 To agree that the Parish Council applies to take responsibility of:

- 1) the Batch Triangle, at the junction of Batch Rd and Rye
- 2) The Village Pond area in Middle Street, opposite Pool Close, from the junction with Rye & Canns Lane to the Stone wall by Orchard View.

Resolved to agree to seek consent from Somerset County Council to maintain both areas and to reinstate the fence at batch triangle.

119.14 To discuss and agree whether to allow Puriton PC to be opted in to the Sector Led Body (SLB) for the provision of external audit services in 2017/18.

Resolved that PPC will not take action to opt out of the SLB for external audit, therefore allowing itself to be opted in.

119.15 To agree how to progress the installation of internet at the Puriton Sports Centre.

Resolved that PPC will set up the connection as soon as it has been successfully registered for internet banking with Unity Bank.

119.16 To agree a response for the designated reps to the Polden's Cluster Meeting in respect of Shapwick & Polden Cricket Club's resubmitted, unchanged application for £40k, which was previously rejected by PPC and the cluster meeting.

Resolved: The council does not support the application and the original response will be reiterated.

(Min 116.5(1) It was noted that if successful the application would take all available RLT3 funds, leaving the other areas in the cluster group with nothing. It was perceived as being more equitable if the total amount was shared more equally between areas and competing applications.)

119.17 To agree to adopt the draft Parish Council Investment Strategy as circulated by the clerk/RFO

Resolved to agree to adopt the Investment Strategy

119.18 **Finance**

To approve the following items of expenditure:

Payee	Item	Total inv £	VAT £
(130) Jual Clothing	VR High Viz waistcoats	22.18	3.20
(131) Amazon	stationery	4.51	0.75
(132) Screwfix	Backpack sprayer for VR	25.00	4.16
(133) Choice Stationery	stationery	4.99	0.83
(134) The Chemical Hut	Overalls for VR	16.99	2.83
(135) Sth West Ambulance Trust	Defibrillator	600.00	100.00
(136) Staples	stationery & shredder	83.76	13.96
(137) Viridor	rental eurobin Nov	3.96	0.66
(138) S Langley(as agent of PC)	IT equipment	1411.33	194.98
(139) Sam Winter	salary & expenses Dec	772.28	0
(140) Chris Gulliford	salary & expenses Dec	428.00	0
(141) HMRC	PAYE NI Dec	343.64	0
(142) Sage	Payroll Dec	15.00	2.50
(143) Intouch	website hosting Dec	35.99	6.00
(144) Puriton Playing Fields	Youth Club Oct/Nov	134.40	22.40

(145) Puriton Playing Fields	Hall hire Oct/Nov	53.10	8.85
(146) Puriton Playing Fields	youth Club Dec	57.60	9.60
(147) Puriton Playing Fields	Hall hire Dec	19.50	3.25

Invoices received after issuing of agenda:

(148) Viridor	Eurobin Dec 15	24.70	4.12
(149) Viridor	Eurobin Dec duty of care	12.00	2.00
(150) Microshade	Citrix	54.30	9.05
(151) Riatas	Accounts system	133.20	22.20
(152) Sage	Payroll Jan DD	15.00	2.50

Resolved that the expenditure listed is approved.

119.19 To receive the following reports for information only

- (1) Village Hall - none
- (2) Footpaths & Bridleways
 - John Lunn has walked BW28/2A and agrees the stile is in a poor state and will only get worse. Reported to RoW
 - Further along BW28/2 the gate is closed and held with barbed wire. The stile is dangerous. The step is narrow and the drop is currently very high. The ground beneath the stile has eroded away. Reported to RoW
 - The wooden steps which take you out of the copse to join BW28/2 are in need of an anti-slip covering. Reported to RoW
 - SCC RoW team state that, although PPC can maintain paths it cannot replace stiles or carry out any fix without permission of the land owner or the PC risks liability for accidents that might follow.
 - Clerk has written to farmer to seek relevant permissions for SCC to carry out repairs
- (3) Village Ranger schedule of works (clerk)
 - Annual leave dates – Wk 15/02 & wk 21/03
- (4) Puriton Playing Fields – none
- (5) SALC - none
- (6) Parish Councillors - none
- (7) District & County Councillor(s) – Cllr Hamblin gave a brief outline of activities outside the parish, but due to time constraints hopes to update the PC at the next meeting
- (8) Chairman
 - SL – Update on options of siting noticeboard on Housing Services land min 113.5(9)
None
 - SL – Update on Riverton Road bus shelter min 114.10(6)
The local fabricator has now measured the site and it is hoped to include lighting in the new structure.
- (9) Poldens Cluster Meeting
None

119.20 To receive and consider the following letters and acknowledge receipt of e-mails (should you require a copy of any correspondence please request it prior to the meeting)

- | | | |
|-----------------------------------|-------------------------------|---|
| (1) SCC | (SID) Installations for 2016 | E |
| (2) SCC | Youth Grant deadline reminder | E |
| (3) Somerset Waste Partnership | Dec briefing | E |
| (4) Office for Nuclear Regulation | Dec briefing | E |
| (5) SCC | Road closure A39/Parkway | E |
| (6) SCC | Investigation of The Exchange | E |
| (7) SDC | SID report Nov/Dec | E |
| (8) Citizens Advice | Letter of thanks for donation | L |

119.21 Date of next Meeting - Parish Council Meeting 9th February 2016 commencing at 8.00 pm.

Appendix re: item 119.8

Planning application number: 42/15/00025/JE

Proposal: Erection of 61 dwellings and formation of access

Location: Land To The South Of, Puriton Hill, Puriton, Bridgwater, TA7

Puriton Parish Council does not support this application and requests that Sedgemoor District Council refuses the planning application on the following grounds.

The proposed development is outside the village development boundary. Puriton is identified in the Core Strategy as a Key Rural Settlement, therefore the Council can expect Policy P4 to apply. It is not clear that the application fulfils all of the requirements under this Policy.

Site B is considered entirely inappropriate for development of any scale. The site's proximity to the motorway makes it unsuitable for decent homes due to the potentially unacceptable levels of both air and noise pollution.

The application quotes Air Quality Assessment information from Rooksbridge, 12.5km north of Puriton, and Huntworth, 7.5km south of Puriton, and uses these data to estimate levels of pollution at the site under consideration. The Parish Council requests that SDC undertakes a more appropriate analysis of pollution levels at this site in Puriton to assess whether the location complies with policy D16.

It is noted that the Mitigation section of the Noise Assessment report states that its predictions take account of a 2-metre high acoustic fence around the periphery of key areas of the site. None of the images purporting to show the visual impact of the site includes this fencing and so it is not clear whether the developer intends to incorporate the fencing or to tolerate higher levels of noise.

Site A is also considered inappropriate for development as the elevation of the land means any development would be excessively prominent and visible from surrounding areas. The potential properties will be overlooking Webbers Way, which is physically below the development site. The application states that the properties have footprints, "wider to facilitate a staircase to a third floor and all dwellings have a cassette roof, the ceiling joists will be floor joists and these will be trimmed so that a staircase can be installed, allowing an extra 2 single bedrooms or 1 double bedroom to each dwelling". Extending properties in this way will result in significant overlooking and visual dominance.

The Parish Council is very aware of the problems the village regularly experiences with flooding caused by the nature of the sloped landscape and inadequate drainage. The Council is in almost constant communication with Somerset County Council seeking to resolve the issue. It is notable that the Sustainable Drainage Manager, Ann-Marie Wood, objects to the application on behalf of the Flood Risk Management Team. It is seemingly clear to both the Parish Council and Somerset CC's Flood Risk Management Team that an increase to the impermeable areas will in turn result in increased water runoff, further exacerbating the already problematic flooding within the village.

The SDC Housing Needs Survey dated June 2015 identified a local need for 29 houses, 19 of which will be provided by the Taylor Wimpey development at Riverton Road. This new application proposes an additional 24 affordable homes which far exceeds the identified local unmet need. The applicant has cited its own Housing Needs Survey dated November 2015 in which they claim there is a demand for an additional 23 affordable homes, thereby justifying the additional properties they are proposing.

The Parish Council considers the applicant's HNS to be flawed as it includes families who have no real local connection with Puriton. Additionally, the Council questions the numbers, in that the applicant's HNS continually makes reference to a housing need in both Woolavington and Puriton, two separate Key Rural Settlements.

The Travel Assessment (Para 4.13) suggests that cycling to Bridgwater is viable and that cycle routes are fit for purpose. There are no fit for purpose cycle routes from Puriton to any nearby location. Existing cyclists would therefore mix with other road traffic on the busy A38, for example, including Dunball roundabout. Cycling is only really viable within the confines of the parish, as surrounding roads are subject to speeding traffic and there is proven potential for accidents (including a fatal one on August 4th 2015).

The routes, frequency and journey times of buses make them impractical for use by residents commuting to work outside the village. Whilst the service 375 to Bridgwater is useful, it only accesses sites along the A39 and into the town centre. It does not serve the northern, southern and western parts of the town. This means that the employment centres at Morrisons, Mulberry, Express Park, Crypton Technology Park and other sites on the A38 are not served by any bus services from within the village.

SIGNED:CHAIRMAN

DATE:

The areas affected by the application are greenfield sites, which are important to the community as they provide a protective 'green lung' buffer between the village and the A39 and the M5. The Parish Council is currently working with the community and Villages Together (the group administering the National Lottery Big Local award) to improve the appearance of the village to protect its character and physical identity. A start has been made on extensive planting and new signage throughout the parish, which includes the entrance at Hall Road. To approve this application will result in the destruction of this open space and serve to urbanise the entrance to the village by way of an elevated housing estate.

The Parish Council recognises that over time Puriton will require additional houses, a proportion of which should satisfy the need for high quality, decent and affordable homes. As such the Parish Council has identified, in its response to the local plan, areas more suitable for development. It has also started the process of developing a Community Land Trust within the parish, which will ensure that social housing stock is available and used in conjunction with the new affordable housing supply to accommodate local people at appropriate, safe locations.

Policy P4 states that, "It will generally be expected that schemes demonstrably accord with relevant parish plans and have the support of the appropriate Town/Parish Council following robust engagement and consultation with local stakeholders". It is further noted that the email dated 11th June 2013 from Nick Tait to Toni Hammick (reproduced in the Design and Access Statement) states that due to the sites being prominent and forming an open entrance to the village, "any such scheme would need to be developed in conjunction with the Parish Council" and that, "there is unlikely to be support for any scheme that does not have Parish Council or local community support".

In considering this planning application the Parish Council has taken into account the Parish Plan and the comments received from the community and concludes that this development is both unsuitable and undesirable. The Parish Council hopes SDC will be willing to work with the community in identifying and delivering appropriate decent homes solutions on sites other than the one that is the subject of this application.

Puriton Parish Council.