

MINUTES OF THE PARISH COUNCIL MEETING HELD ON THURSDAY 9TH MARCH 2023 AT 6.30PM AT BROADWAY HILL METHODIST CHURCH, HORTON.

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PUBLIC FORUM No members of the public were in attendance at the meeting.

- 3991 ATTENDANCE** Councillors Ann Winter – Chairperson, Barry Mosley – Vice-Chair, Mike Schmidt, Rob Hutchinson, Julie Layzell, Andy Johnson and Dave Johnson.
- 3992 APPROVAL OF APOLOGIES** Cllrs Ray Buckler (Parish and District Councillor) and Peter Babbington.
- 3993 DECLARATION OF INTEREST** None
- 3994 TO APPROVE THE MINUTES OF THE LAST MEETING (FEBRUARY)** The minutes of the meeting held in February, having previously been circulated, were approved, seconded, and unanimously agreed upon.
- 3995 20/03277/FUL – LAND NORTH OF BROADWAY HILL, HORTON – UPDATE** It was brought to the council's attention in the last meeting that a series of amendments had been submitted concerning the application. The clerk emailed the planning officer raising concerns that the parish council had not been informed of the amendments and had not given an opportunity to provide comments. The planning officer responded to the clerk, as follows:

‘According to our system amended plans were uploaded on 27 June 2022, and Horton Parish Council was reconsulted on 28 June 2022 (with a reply date of 19 July 2022). Neighbours were also re-notified at the same time.

My understanding is that the more recent amended plans which have been received were effectively providing clarification and did not include amendments that required a re-consultation.

The agent for the application has provided a commentary of the proposed amendments below:

Parking:

Alex Skidmore at Highways requested clarification of the visibility splays from Plot 9 onto Pound Road and how the parking spaces were to be allocated within the site to ensure that the required number of spaces was achievable. On the 4th November I submitted a plan and photographs showing that the splays from that plot were in excess of the required standard and that plan was accompanied by photographs of the access. At that time I also submitted a parking schedule and parking plan (ref: HTN-WBR-ZZ-ZZ-DR-A-14701) showing the parking spaces but no amendments were made, it was submitted solely for clarification for Highways. That plan and schedule were subsequently agreed by Alex and formed the basis of her agreement and conditions.

Highways:

In December Alex Skidmore forwarded her acceptance and schedule of conditions all of which were acceptable apart from one. I queried that and she agreed to an amended wording which is included in the conditions Catherine [Miller-Bassi] put in her Report.

Housing:

Housing had asked for a change to the wording in the Plot Schedule and on the Tenure Plan. The words Affordable Rent were changed to Social Rent at their request and the already submitted Plot Schedule and Tenure Plan were amended. The final comments from Housing on the 2nd February accepted those minor changes which in no way amended the scheme apart from the change in the wording.

Ecology:

No amendments were made in November or December apart from the submission of an amended planting scheme and those amendments were placed on the Council's web site at that time. The amendments showed a change in the hedging species within the site, the provision of wildflower areas and the provision of bat, bug, and insect hotels to increase the level of bio diversity gain. No amendments were made to the layout, plot boundaries or house types and Catherine [Miller-Bassi] has been extremely detailed in what is needed to be provided for BNG in the conditions she has put forward.

Phosphate Mitigation:

At the beginning of December we had some queries from Alexander Santin at Ecus regarding the catchment areas for the River Parrett and the land to be set aside for mitigation. Those queries were satisfied in an email directly from Galion of Ecus and Catherine on the 6th December. No amendments were made to the scheme as this information was for clarification only. The amended plans referred to on the Council's web site were relating to clarification of the area set aside for mitigation and the woodland management plan but had no bearing on the proposals for the actual site at Broadway Hill which would have involved the parish Council. The same matters were discussed with Megan Belanger at SSDC also.

Having regard to the above comments, no amendments have been made to the proposals for the site. Any information submitted has been solely for the clarification of the matters referred to for the benefit of the Statutory Consultees

I trust that helps clarify the position.'

Furthermore, Cllr Ray Buckler was consulted by SSDC in District Councillor, as per SSDC's Scheme of Delegation, as the application is currently being recommended for approval. Cllr Buckler's response was as follows:

'Dear Ward Member

*We are contacting you under the scheme of delegation as the officers recommendation on the stated application is contrary to comments made by **Parish Council**...*

...There is one question:

*Do you accept the Case Officer's recommendation?
(State here -)*

NO

If No:

By stating 'no' to the question we require you to set out here clearly your planning reasons and the applicable policies. Your reason(s) will be forwarded to the Area Chair for consideration.

REASON FOR REFERRAL –
(State here -)

20/03277/ful

A) Document SCC Highways III dated 11/01/23

Final Paragraph [No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include]

The road concerned is the "old A303" AKA Broadway Hill and is often used as the alternate route of the new A303 when the Southfields roundabout is blocked. The proposed single exit for this development emerges onto this road. During this development, or on completion of this development, there will be considerable increased

risk of a collision. Horton Parish tested the speed in both directions on a normal period and over 50% of the vehicles were travelling in excess of 40MPH.

Besides the frequent blocking of the Southfields roundabout, instances of this road becoming the main route for A303 traffic will likely increase during the proposed National Highways upgrade of the Southfields roundabout [South Petherton to Ilminster A303] as well as subsequent changes to the A358 to Taunton upgrade. There is no mention of this in the SCC Highways document. There is no consideration for this in the Galion submissions.

B) Energy Statement – Galion Document 27/01/23

Pages 6/7 heading 3.4 – Despite the no-Gas on new builds by 2025, Galion state they may STILL install gas fired solutions. They have not specified exactly how they would mitigate this. Plus as the gas solution would have a multi-year lifespan, they are not providing any new residents on this development with built in futureproofed buildings. As gas is not available in this development, this would also be via bottled/LPG. I do not think this will comply with Policy EQ1 as we are so close to the 2025 cut-off from gas. I do not see any confirmation regarding the supply of any Solar, or EV charging points.

C) Local plan and rural settlements (NPPF)

Horton is classified as a Rural Settlement and as such there is no justification for a development of this size and the resulting increase in the size of the settlement. The matter of the five-year land supply should not, according to the NPPF, take priority over the Rural Settlement categorisation. All the material considerations which would apply for housing in a Rural Settlement must still be considered and given proper weight.

We note that 60 houses have been given consent in Broadway, which immediately adjoins Horton, with a further 15 awaiting decisions. In Horton, 49 dwellings have either been recently built, or have planning consent. The need for additional houses is questionable, with the need likely to be met by these dwellings in Broadway and Horton combined.

General considerations:

1. Water – water pressure is already low in Horton – the addition of the equivalent of 10% more residents. I cannot see where the local water company has confirmed it can support, without more loss of pressure, a further minimum 44,000 litres per day especially at peak times.
2. Waste - The existing infrastructure for waste disposal through Broadway's treatment plant is inadequate with insufficient capacity for existing use. To cope with the additional numbers of dwellings in Broadway and Horton, investment would be needed to upgrade the current system.
3. Local school is oversubscribed. There is no room to expand existing school, this will lead to more traffic movements per household, further pressure on surrounding schools. I have not seen a CIL or 106 requirements for supporting local infrastructure that could mitigate this or other demands on Horton and Broadway parishes
4. A medical centre in Chard is being closed and the residents that use it will be relocated. As Horton and Broadway are near and alternative villages for those living north of Chard, I expect a increase in the registrations at the Medical centre shared by Horton and Broadway, which is already becoming full.
5. Pedestrian access to the development is now only via the single entrance in Broadway Hill. I have seen no plans to provide continuous pavement access to the rest of Horton towards the five dials. As mentioned in section (A) this road becomes the actual A303 when the main road is blocked, pedestrians in the road will be in considerable danger most days and especially if it is used as the diversion route.
6. There are over 140 residents' responses to this development, apart from the details above I feel this is a development that needs airing at area west.

Declaration:

I have no prejudicial or personal interest that precludes me from responding on this matter.

I declare that this opinion is given on the basis of the information presently before me, and should the matter need to be considered by a Committee at a later date, then I will approach any decision at the committee with an open mind.

Name (Ward Member's Name) Ray Buckler
Ward (Ward Name) Neroche
Date (Date) 24 February 2023'

Going forward, the parish council voted to appoint an independent highways consultant to appraise the application and comments on behalf of the parish council on highway safety grounds.

Action: Clerk to contact IMA Transport Planning Ltd ad request a quote to work on behalf of the parish council.

- 3996 PLAYING FIELD – GENERAL UPDATE** Not much to report, still awaiting GB Sports to complete the necessary repairs. The tree to commemorate the Queen (organised by Horton and Broadway Eco Community Group), and the additional trees received free from SSDC (approx. 25) are to be planted at the playing field on the 12th March 2023.

Action: Cllr Ray Buckler to chase GB Sports.

- 3997 SPEED INDICATOR DEVICE – UPDATE** Cllr Barry Mosley contacted SCC Highways to inform them that the council was to purchase SIDs and required SCC to install the necessary posts for the SIDs to be sited on. SCC responded to the email request requiring additional information from the council to progress the request.

Action: Cllr Mosley to request a meeting with SCC Highways

- 3998 DEFIBRILLATOR – POWER SUPPLY – UPDATE** Revised quote (£1753.43) for an unmetered supply has been received. The quote and signing of the letter of appointment. was approved, seconded, and unanimously agreed upon.

Action: Clerk to raise cheque and complete relevant paperwork.

- 3999 MAINTENANCE OF VERGES AND HEDGEROWS – UPDATE** Due to bad weather the working group has still not been able to undertake any further work. A road sweeper has recently been in the village clearing all the verges which have removed most of all the overgrowth and debris. Going forward it was decided that the parish council needs to undertake a full assessment to identify the full extent of works that are required and the frequency to maintain footpaths, verges, hedgerows etc.

- 4000 DOG WASTE BINS – UPDATE** All bins are now in place however, the door on the bin next to the Five Dials fingerpost is broken and will not lock shut.

Action: Cllr Peter Babbington to notify SSDC of the broken bin door.

- 4001 GRATUITY PAYMENT FOR PREVIOUS CLERK** Since the last meeting, Ms Horner hand-delivered information to the Chair, Vice-Chair and Clerk following the clerk's email request. This email was provided to SALC who agreed to forward it to NALC for a legal opinion. Clerk to update the council when a response from SALC/NALC is received.

4002 FINANCE

12.1 To Approve Financial Statement 2022/23 - Unanimously Approved.

To Approve The Following Payments:

12.2 D White – Wages & Expenses - Cheque No. 000841 - £425.56 - Unanimously Approved.

12.3 C Duff – Wages & Expenses - Cheque No. 000842 - £292.77 - Unanimously Approved.

12.4 TEEC – Annual website fee - Cheque No. 000843 - £288.00 - Unanimously Approved.

12.5 National Grid – Power supply for bus shelter – Cheque No. 000844 - £1753.43 - Unanimously Approved.

4003 CLERK'S REPORT AND CORRESPONDENCE

13.1 Community Support Unit – Grant Request – to be considered as part of the next budget as all funds have been allocated for this coming financial year.

13.2 Clerk, Charlotte Duff, has now returned from maternity leave (as of the 16th February 2023). D White to notify payroll and request P45.

4004 ANY OTHER URGENT MATTERS RAISED WITH THE PERMISSION OF THE CHAIRPERSON

- CoP – A358 update – Add to April's agenda.

4005 DATE OF NEXT MEETING: Thursday 13th April 2023 commencing at 6.30pm.

Meeting closed: 19.34