

MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 18TH JULY 2022 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.

3403 ATTENDANCE Cllrs Ann Winter - Chairperson, Barry Mosley – Vice Chair, Ray Buckler, Mike Schmidt, Julie Layzell, David Johnson, Peter Babbington and Rob Hutchinson.

3404 APPROVAL OF APOLOGIES Cllr Ann Richards.

3405 ELECTION OF VICE-CHAIR Cllr Barry Mosley was nominated to fill the position of Vice-Chair. Cllrs approved, seconded, and unanimously agreed and accepted this motion.

3406 COMPLETION OF DECLARATION OF ACCEPTANCE OF OFFICE FORMS Declaration of acceptance forms were duly completed by Cllr Mosley during the meeting and was witnessed by the Clerk.

3407 COMPLETION OF REGISTER OF INTEREST FORMS The Register of Interest form was duly completed by Cllr Mosley during the meeting and was witnessed by the Clerk.

3408 TO APPROVE THE MINUTES OF THE LAST MEETING (JUNE) The minutes of the meeting held in June, having previously been circulated, were approved as a true record and correct record of the meeting, subject to an amendment removing Cllr Julie Layzell from the attendance section. Cllrs approved, seconded, and unanimously agreed.

3409 PLANNING APPLICATION(S)

7.1 AMENDED PLANS - 20/03277/FUL – Land North Of Broadway Hill, Broadway Hill, Horton – Erection of 49 dwellings and formation of vehicular access.

Prior to the July meeting, a pre-meeting was held to discuss the amended plans and to draft a response to the proposals. Cllr Julie Layzell highlighted to the Council the main points discussed and the proposed reasons for objecting to the amended plans. Please refer to **Appendix 1** for an approved copy of the Council response to be sent to South Somerset District Council.

It was brought to the Council's attention that not all members of the public that had originally sent comments to South Somerset District Council in response to the original planning application submission had been notified of the amended plans, therefore, it was agreed that the parish council would undertake another leaflet drop to all properties within the village notifying them of the amended plans submission.

Action: Clerk to provide the Council formal response to SSDC.

7.2 22/01408/FUL - Jordans Courtyard, Horton Cross, Ilminster - Reconstruction of a former agricultural building to provide for a Class E business use

The Council discussed the proposal and voted to unanimously support the proposal.

Action: Clerk to provide the above comment to SSDC.

3410 PLAYING FIELD UPDATE

8.1 General Update – Please refer to **Appendix 2** for the update.

3411 SPEED INDICATOR DEVICE – UPDATE Cllr Barry Mosley advised a unit would cost approximately £4,000. It was agreed during the meeting that the Council are agreeable to spending this amount. Cllr Mosley will arrange a site meeting with the SID company to discuss potential siting locations.

Action: Cllr Mosley to arrange a site meeting with SID company.

3412 A358 UPGRADE – UPDATE The previously discussed and approved has now been submitted to National Highways. Somerset County Council has also provided their response to the consultation. National Highways have recognised a couple of the issues raised by Broadway Parish Council and will be considered further.

3413 MAINTENANCE AROUND VILLAGE – UPDATE Cllr Ray Buckler submitted a request to South Somerset District Council requesting the verge into the village from Southfields be cut following a complaint from a resident. No response received to date. Cllr Buckler (also County Councillor) will be raising the issue of poor maintenance at the SSDC's Full Council, provide a quote for works and request we reclaim the funds from SSDC to cover the work if organised by the parish council. SSDC has recently announced that maintenance cuts are now only to happen quarterly.

It was suggested that the highway guttering that requires clearing needs to be carried out by a local working party.

The hedge along Broadway Hill has recently been cut back. Cllr Buckler to also enquire with SSDC regarding maintaining this hedge.

Action: Cllr Buckler to raise the poor maintenance issue at SSDC's next Full Council meeting and report back the outcome.

3314 DOG WASTE BINS The issue of dog fouling around the village has been raised again. There is still only one dog waste bin within the village, the bin in the bus shelter is for general waste only and not dog waste. Several locations for additional bins were suggested by Cllr Peter Babbington.

Action: Clerk to contact SSDC to request quotes for additional bins and enquiry about how to get the bins added to the list to be emptied.

3315 FINANCE

13.1 To Approve Financial Statement 2022/23 – Unanimously Approved.

13.2 Proposal – To approve payment of the following cheques:

13.2.1 D White – Clerks Wages and Expenses - Cheque No. 000819 - £559.45 - Unanimously Approved.

13.2.2 C Duff – Wages and Expenses - Cheque No. 000820 - £34.74 - Unanimously Approved.

13.2.3 P Babbington – Expenses - Cheque No. 000821- £67.45 - Unanimously Approved.

13.2.4 Broadway Hill Methodist Church – Hall Hire - Cheque No. 000822 - £117.00 - Unanimously Approved.

13.2.5 St Peters Church – Grant - £440 – 10% increase. - Cheque No. 000823 - £440.00 – Unanimously Approved.

13.2.6 Insurance – Additional Payment - Cheque No. 000824 - £506.68 - Unanimously Approved.

13.2.7 D Newman (not listed on agenda) – Playing field maintenance – Cheque No. 000825 - £311.00 – Unanimously Approved.

13.3 Income:

13.3.1 SSDC – Grant Payment - £8,184.00 - Noted

13.3.2 Clarks – Grant Payment - £5,000.00 - Noted

3316 CLERK'S REPORT AND CORRESPONDENCE

14.1 Census Results – Draft results received, Clerk forwarded to Cllrs.

14.2 Affordable Housing Forum – A neighbouring PC suggested the following via email 'I would like to propose that we set up a forum in which we can exchange ideas, collateral, papers, etc and to this end Justin Robinson (SALC CEO) has kindly offered to host on an initial meeting to discuss the viability of this' – The Council discussed this and agreed it was a good idea.

14.3 Revised Code of Conduct – Next Meeting – Clerk to prepare new policy for the next meeting.

3317 ANY OTHER URGENT MATTERS RAISED WITH THE PERMISSION OF THE CHAIRPERSON

1. Defibrillator – Cllr Barry Mosley advised that a new defibrillator has now been installed and is ready for use. It has been recommended to purchase a spare battery for the unit, Cllr Mosley to look into costs. The next issue to overcome is installing a power supply for the temperature-regulated cabinet. Cllr Dave Johnson to contact Western Power and enquiry re providing power supply.
2. Signs for the caravan park have now been removed from all major A/Trunk roads.
3. Use of private emails for Cllrs – Cllr Ray Buckler to remove all private email addresses from the website and set up individual official email addresses.
4. PC Social Media - It was suggested that the Council set up a social media page to advertise events/provide updates to residents however, the Clerk advised on the official advice from SALC that social media is not recommended due to GDPR issues.

3318 CONFIDENTIAL ITEM: DISCUSS AND CONSIDER THE SSDC ONLINE QUESTIONNAIRE AND ASSOCIATED INFORMATION PACK Item discussed and a response will be sent to South Somerset District Council.

3319 DATE OF NEXT MEETING: Monday 19th September 2022 PB not attending.

Appendix 1: Horton Parish Council Response to planning application 20/03277/FUL (amended) Proposed 49 houses at Broadway Hill, Horton

Horton Parish Council objected to the original application and the revised scheme does not put forward a better case nor has the scheme changed significantly and therefore our objection still stands. The parish council's original objection is submitted again, with the additional comments below. The parish council are also disappointed to discover that a large number of residents who commented on the original application have not been informed of the revisions by way of a notification letter of the amended plans/additional information.

Scale of the development

The size of the development is not appropriate and would be the largest development locally ever built (Broadway or Horton). The scale of development is not proportionate to the settlement size, it is out of scale with the village setting and with a density that is out of character. This will have a significant impact on the wider area in terms of coping with such a large increase.

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 decision. 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.

Sustainability

There remains a lack of thought given to amenities: schooling, transport, and infrastructure. There is no local bus service to serve the local community and few available facilities and it is not therefore a sustainable location for a large development. Most residents travel elsewhere for work, education, shopping, social and cultural activities. The minimal facilities combined with a large increase in housing starts to turn the village into a dormitory for other larger towns in the area.

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.

The applicants phosphate mitigation strategy stated in the addendum planning statement is to have a private mitigation strategy through a section 106 agreement, using land in the applicants ownership at Lydford-on-Fosse. This raises a number of questions.

- There is no agreed phosphate mitigation strategy in place yet for Somerset CC /SSDC.
- The proposed mitigation site at Lydford-on-Fosse does not lie within SSDC's area and therefore we would question how a S106 could be put in place outside the DC area. How would SSDC have control over such an agreement outside their jurisdiction?
- The proposed mitigation site requires a Primary Ecological Survey throughout the seasons to be carried out. Any species found to be dependent on the grassland habitat would prevent it being turned into woodland. The site may not be suitable.
- In order to plant woodland on a site this size, consent is required from the Forestry Commission, who will require a stage 1 Environmental Impact Assessment to be carried out before an application can be submitted for consideration. Horton Parish Council – Objection, 20/03277/FUL (amended)
- The proposed site we understand, is split between the catchments of the Rivers Brue and Parrot and is therefore partly outside the catchment for the Horton site.
- Can there be certainty that this is the only phosphate mitigation scheme proposed at that site and not one of multiple proposals for the same site?

- Mitigating for phosphates at a location many miles from the proposed development site in Horton does not address the fact that phosphates will enter into the local water courses, degrading water quality locally and subsequently still emerging onto the Somerset Levels.

Given the timescales required for all aspects of the proposed phosphate mitigation and the uncertainty whether the site is acceptable, the application can not be determined. We strongly feel that phosphate mitigation measures site should be part of the core design of the scheme at the proposed development site in Horton.

Access

The changes to the layout at plot 9 has taken away the pedestrian access previously proposed via the current field entrance off Pound Road. Instead, this would now be the private driveway to plot 9. The removal of this pedestrian link will push all foot users along Broadway Hill, where there is not a continuous pavement on the development (north) side of the road. It will force pedestrians either into the road or to cross twice within the space of 100m. This would appear to be an unreasonable change, one that the developer threatened to do in the public consultation event.

Affordable Housing

The affordable and first time buyer dwellings have been spread out, following criticism of the original scheme. However, we note that these dwellings have been placed close to the village hall, which is likely to be because the developer recognises that there will be disturbance from the hall and has taken the opportunity to move the open market, higher priced dwellings further away from potential noise and disturbance. We are concerned that vulnerable tenants in rental/affordable properties (plots 40-43) will be potentially put in a position where they have no choice and are unable to move away.

Other objections

All comments in our previous objection still stand, in particular in relation to ecology, landscape, market need, preferred options consultation document, the cumulative impact with the already consented (or recently built) dwellings and the impact of events at the village hall.

We would like to point out again that the ecology survey has identified the site and village hall grounds as being of district importance for Dormice. We understand that this may be considered to be potentially of county importance, and feel further surveys should be carried out.

We would also like to point out again, that the impact of events at the village hall will be significant. Events (weddings, parties) occur regularly until late at night and are often outside in the summer. Not only will the noise and disturbance affect the residents in the development, it is likely to lead to complaints and potentially restrictions on village hall events. The village hall was built in this location so that noise and disturbance wouldn't impact on the village.

The parish council considers that the development would be damaging to the village, the environment, the landscape and the community,

The developer appears to have ignored the majority of the comments and feedback from the public consultation.

The application is not compatible with the National Planning Policy Framework or the District Council Local Plan and therefore, Horton Parish Council respectfully suggests that the application should be ***refused without further delay.***

Appendix 2 – Playing Field Update

Notes on the Horton Playing field 18/07/22

- Work on combo Slide to repair platform next week.
- Trees are now safely down and removed in co-op with Abri
- Down to last two footballs, now playwall is known, will take the keep net down and not replace once remain ball are worn out or gone missing.
- Grass cutting and perimeter work going to schedule as per agreements
- Last element outstanding is the already paid for bench, we have a location just needs a plinth to place it on.
- The reduced spec due to COVID, meant no pathway, do we want to start fundraising for this, or deploy a further piece of play equipment, with the equivalent money?
- Planting of shrubs etc, we should make a plan for this?
- NEW Bins, most of the rubbish in the field is plastic or metal cans.. add bins with dual recycling – prices seem overly expensive £300+ to £1,000!!!

RTB Jul 2022