

ASHCOTT PARISH COUNCIL

Minutes of the Interim Meeting Held on 18th February 2019 at 7pm in Ashcott Village Hall

Present: Mrs J Lawrence (Chair), Mr I Bagg, Miss E Smith, Mr A Howe, Mr J Corsan, Mr R Linham, Miss V Arnold

Mrs V Young (Clerk)

Clive Miller from Clive Miller Associates

1) Apologies – None.

2) Declarations of Interest – Adrian Howe declared a potential interest on item 3. The discussion and legislation explained could have potential on his land. Item 3, however was not site specific in anyway and related only to points of new legislation and the update expected to be approved in the District Council's local plan with regards to planning and development.

3) Presentation from Clive Miller Associates - Mr Miller acting on behalf of the Parish Council to brief the council on the expected changes to the District Council core strategy to implement new national legislation regarding self builds. The presentation information is attached as appendix 1. It was noted that people needed to register their interest in self-builds and this was done via the District Council. The possible effects of the policy on the Neighbourhood Plan was questioned and it was thought that the policy did not invalidate the Neighbourhood Plan due to the need criteria having to be met in order to use these self-build sites. There followed some discussion regarding review of the neighbourhood plan.

4) Planning Applications for Consideration

01/18/00021 – Full Planning Permission

Millslade Hall, 13 Station Road, Ashcott, Bridgwater, Somerset, TA7 9QP

Formation of a new agricultural access

It was felt that the original entrance is obscured and visibility could be improved. The Parish Councillors had no objections but felt that trees should not be taken down unnecessarily and that the works should not be done in the nesting season. It was noted that the original entrance is obscured and visibility could be improved.

5) Planning Applications Decided - None. It was confirmed that the Playing Fields premises licence had been approved by the District Council.

6) Approval of the minutes - The minutes of the meeting of 21st January 2019 were approved as a true record with one additional sentence to further clarify item 6.

It was noted that Jenny Lawrence had met with Katherine and a colleague from County Highways regarding the SIDs. It was agreed that the SID on Bath Road would need a new post and that County Highways would install a taller post of 5" diameter and that the sign could face both ways. It was confirmed that the SID bracket by the Pipers was not suitable for a bigger SID but the site on the A361 towards Greinton would be suitable and could be turned around to use in both directions. County Highways were to confirm if they owned the verge. The poles would not be installed until April at the earliest.

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The Clerk was to confirm with the family of the former owners of the post office and shop details regarding the memorial bench that they had asked for at The Batch.

7) Defibrillator Training – Turnout had been a little disappointing with only 2 new people who had not undertaken the training previously.

8) Financial - Items for Payment.

The following payment was authorised.
Clerk Wages and Expenses - £628.39

9) Items of Report/Business for next meeting

It was noted that the footpath officer was retiring and that the Parish Council should acknowledge this service with a suitable voucher. A thank you card was circulated.

It was noted that the payment for the Pedwell Hill noticeboard installation was to be authorised at the next meeting.

The District Council were to be contacted regarding CIL payment from the development along the A39.

It was noted that unsuitable lorries following sat nav were getting stuck in the High Street. Highways were to be contacted regarding signage. Pot holes reported Norman Lane, top of School Hill towards the stables just beyond King's Lane. A tyre still remained in Chestnut lane and another tyre had appeared in the A39/Norman's Lane ditch.

Elections to go on the agenda for the next meeting

The former lengthsman was to be contacted regarding arrangements for applying for the contract for next year.

There being no further business the meeting closed at 8.45pm.

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Clive's report	
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Ashcott Parish Council 18th February Good evening everyone. Thank you for putting this item on the agenda for me. It arises as a result of a client of ours, your cllr Adrian Howe consulting us about the development or redevelopment potential of a site he owns at Berhill, currently comprising a collection of somewhat ramshackle buildings and land partly used in connection with his builders business. When consulted initially, we considered that the greatest potential would arise from a conversion of the main building which is structurally sound, into one or more dwellings and in turn initiated a pre-application consultation with Sedgemoor planners, which took place around the middle of last year. This coincided with the issuing of a revised version of the National Planning Policy Framework which had just introduced a new policy in paragraphs 77 and 78 which state that planning policies should be responsive to housing proposals which meet local needs and that affordable housing can be facilitated by also allowing open market housing, especially in locations where infilling within smaller villages and hamlets well related to larger villages can support rural sustainability. Paragraph 61 specifically includes self build housing as a type of specialist local need housing and refers to the 2015 self build and custom housebuilding act, which requires planning authorities to maintain a register of those seeking self build plots and also to reflect such needs in their policies. So the pre-app response from Sedgemoor planners, whilst acknowledging that conversion of buildings might well be a possibility, also explained that the Inspector who had been considering the contents of the new local plan had recommended that an additional policy be inserted in to the local plan to cater for these new national requirements. The local plan has continued its journey towards being adopted and the final version of the plan is to be formally agreed by the Sedgemoor Full Council on Weds 20th February. In respect of the provision of self build housing the plan states that - Hand out the new policy sheets and the location plans As you will see, small settlements of 10 or more dwellings, which would include Berhill are eligible for infilling where it will meet a custom or self build housing need and amongst other usual planning criteria, the policy also requires that meaningful consultation is held with the parish council, and the local community generally. So, in pursuing the redevelopment of this site, the reason we have asked to meet you this evening is twofold; - To obtain any views you might have on the general suitability of this site for infilling in accordance with the new policy - And secondly, perhaps most importantly, we would like to discuss with you whether the PC would support and assist with publicising the importance of local people registering with the Sedgemoor self build register and the method by which they can do this, as evidence of this need would clearly be a pre-requisite for obtaining planning permission on the Berhill site as well any other suitable ones in the Ashcott area. We think that this is something which hasn't yet been publicised and promoted by Sedgemoor but that it could be of considerable benefit to local people and we would like you to consider how the PC might do this?. To register as a self builder is very simple - Hand out self-build sheet