



# Cannington Parish Council

Minutes of the Parish Council meeting held at  
7.00pm on Tuesday 8<sup>th</sup> July 2014 in Cannington Village Hall

## MINUTES DRAFT

### Present:

**Parish Councillors:** Mike Phillips, Mrs Lynda Laird, Mrs Sheila Allen, Brian Stother, Alan Beasley, Alan Davey, Lawrence Greenslade, David Greenslade and Mrs Sarah Jansons

**Chair:** Colin Allen

**Sedgemoor District Councillors:** Mrs Ann Bown and Ian Dyer

**Clerk:** Tina Gardener and Patricia Villis

**Members of the public:** 11

### Public Session

The recently completed Sedgemoor District Council "Cannington Housing Needs Survey Assessment Final Report July 2014" was reported to the Council by Mr Duncan Harvey, SDC's Affordable Housing Policy and Development Manager using the hand-out "Overview and Key Points" which is précised below;

Cannington Parish Council asked SDC Affordable Housing Team to carry out a housing need survey (HNS) of local people. The results are intended to help the emerging Cannington Neighbourhood Plan. This not an opinion poll on housing, but an investigation into what (if any) unmet local housing needs exist in Cannington. Only responses to the assessment have been used in this report. The current housing in Cannington is made up of; owner occupation 71.05% (Sedgemoor average 71.3%) private rented 13.9% (Sedgemoor average 16%) and affordable housing 15.05% (Sedgemoor average 12.7%). There is a mismatch between current demand and current stock profile. There are no local priority allocation policies in place. The HNS offers a snap shot of the housing situation in the parish at the time of the survey. 20 survey forms were received and all 20 respondents felt they had some form of unmet housing need. There are currently 54 applicants registered for affordable-housing (on the CBL system) seeking an affordable-home in Cannington but only 8 responded.

There is a quantifiable affordable housing-need of 14 with a potential need as high as 60. The affordable housing need of 14 is made up of rental accommodation of 2no 1 bed flat, 1no 1 bed flat (disabled adapted), 1 no 2 bed flat, 5no 2 bed houses and 2no 3 bed houses and affordable homeownership or self-build of 1 each of 2 bed, 3 bed and 4 bed houses.

In rural communities such as Cannington, new affordable housing projects historically receive greater levels of local support where the homes are for local people. A local housing priority can be secured by s106 agreement. This ensures that that the housing is both affordable and secured in perpetuity; within the s106 agreement there is usually a local connection definition.

Duncan Harvey said that he could produce a strengthened evidence base within a month if he contacts the non-responding CBL applicants to clarify what (if any) housing need and local connection each has.

Assuming there is local commitment to tackle the under provision of affordable housing (specially for local people) should this form part of a longer term neighbourhood planning process or a bespoke housing project with its own project plan. It would then be recommended to make a public "call for sites" exercise. A scheme could be delivered using one of the following options;

Policy D6 is an affordable housing policy which would require any permitted development of 5 units or more to make an affordable housing contribution between 15 and 40%.

Policy D7 is an exception policy to provide affordable housing only outside but adjacent to the development boundary. It would secure affordable housing in perpetuity and would require a significant injection of gap funding usually from the public sector.

Policy P4 is designed to specifically address a quantifiable unmet local housing need invariable affordable housing. Open market properties can be built outside but adjacent to the development boundary. Open market properties will generate funds to pay for the affordable housing. It would be expected to have a minimum 40% affordable housing provision.

A member of the public was pleased to see the roundabout finished but was concerned about the overgrown vegetation along the pavements. The Clerk will contact Highways. It was queried if there were any speed restrictions still in place around the roundabout.

### Council Session

**01/07/14 Apologies for Absence** were accepted from SCC Cllr John Edney

**02/07/14 Declarations of Members Interests** there were no declarations of members' interests

### **03/07/14 Minutes of Meetings held on 10<sup>th</sup> June and 27<sup>th</sup> June 2014**

The minutes of the meetings held on 10<sup>th</sup> June and 27<sup>th</sup> June 2014 were approved.

### **04/07/14 Matters Arising**

1. 04/06/14 Establish procedures for requests under the Freedom of Information Act 2000 and Data Protection Act 1998 – on going.
2. 04/06/14 Parish notice boards – on going.
3. 04/06/14 Website – on going.
4. 04/06/14 Brook renewal of sluice gate – The clerk has written to the Environment Agency regarding the ownership of the sluice and they are looking into the matter.
5. 04/06/15 Refurbishment of Bus Shelter in Brook Street has now been completed.
6. 04/06/14 Lengthsman – on going.
7. 10/06/14 i. Playing Fields – Storage container. A quote has been received of £1,950 plus £290 delivery for a 40ft container. Cllr Alan Davey proposed that we should proceed with the purchase of a storage container; this was seconded by Cllr Mike Phillips and agreed unanimously. The clerk will check the terms of the lease with SDC and

apply for planning permission. We will need to wait until Kier Construction has vacated the car park in November 2014 before any work can be carried out.

## **05/07/14 Planning matters**

### **New planning applications**

1. **13/14/00032/LE** – Erection of single storey and part two storey extension to side (east) elevation and detached garage at 20 High Street, Cannington, TA5 2HE for Mr & Mrs T Quantick. **The council supported this application on the grounds of; appropriate of design, detailing and materials.**
2. **13/14/00033/SJH** – Erection of single storey extension to side (north) elevation and erection of boundary wall to front and side at 17 Grange Close, Cannington, TA5 2LA for Miss L Fergusson. **The council supported this application on the grounds of; appropriate of design, detailing and materials.**
3. **13/14/00034/RM** – Request for Discharge of Requirement CB10 – Cannington By-pass Flood Plain Storage for EDF Energy.
4. **13/14/00035/RM** – Request for Discharge of Requirement CB9 (part 2) – Mill Stream Crossing Timetable for EDF Energy.
5. **13/14/00036/JAB** – Sycamore – prune back 1 primary branch over the fence line, cutting back by approx 3-4 metres at 28 High Street, Cannington. **The council supported this application.**
6. **13/14/00037/RM** – Request for Discharge of Requirement CB11 Cannington Bypass – Surface and foul water for EDF Energy.
7. **13/14/00038/RM** – Request for Discharge of Requirement CB12 Cannington Bypass – Migration paths for contaminants for EDF Energy.
8. **96/14/00003/RM** – Request for Discharge of Requirement PW9 – HGV Traffic for EDF Energy

### **Planning applications decided**

1. **13/14/00017/IL** - Erection of building for use as a dining hall and kitchen on site of an existing redundant classroom block (to be demolished) and demolition of the existing dining hall and kitchen building at Brymore Academy, Cannington, TA5 2NB – **Permission granted.**
2. **13/14/00018/IL** - Proposed demolition of redundant classroom building and existing dining hall together with construction of new dining hall & kitchen together with associated external works at Brymore Academy, Cannington, TA5 2NB – **Permission granted.**
3. **13/14/00020/KG** - Installation of two replacement windows to the ground floor East elevation (W5 & W6), two replacement windows to the first floor East elevation (W16 & W17), one replacement window to the first floor South elevation (W15), three replacement windows to the first floor West elevation (W21, W22 & W23) and one replacement window to the first floor North elevation (W18) at Ashford House, Cannington, TA5 2NL for Mrs H Bevan – **Permission refused.**
4. **13/14/00021/CG** - Display of 5 non-illuminated signs attached to entrance gates and hedge at Putnell Workshop, Comwich Road, Cannington, TA5 2PL for ACB Automotives – **Permission granted.**
5. **13/14/00024/CG** - Application for Prior Approval for the proposed change of use and conversion of barn to dwelling at Barn off (West of), Rodway, Cannington, Bridgwater for Castle Hill Quarry Company Ltd – **Permission granted.**
6. **13/14/00031/JAB** – Fell English Black Poplar Jubilee Gardens, Brook Street, Cannington, TA5 2JJ for Cannington Parish Council – **Permission Granted**
7. **13/14/00025/LE** – erection of storage building and associated hard standing on land at Tincknell Fuels, Main Road, Cannington - **Withdrawn**

## **06/07/14 Flooding**

Chairman Colin Allen reported that the Environment Agency is undertaking site visits for the flood alleviation scheme and they are looking into profiles. There are a few challenges ahead and financing of the scheme is an issue. The Chair expressed the opinion that a possible Section106 contribution of £150,000 from a local developer is vital for the Flood Alleviation Scheme to proceed.

## **07/07/14 Financial Matters**

1. **Payments Due** – The following cheques to be approved for payment

Name of Payee	Description of cheque	Cheque No.	Amount
<b>Additional payments made since the last meeting: -</b>			
Cannington Village Hall	Hire of Parish Community Room (£230.00) and Council monthly meeting (£20.00)	S/O	<b>£250.00</b>
Tina Gardener	June Salary	002825	<b>£526.00</b>
Patricia Villis	June Salary	002826	<b>£245.08</b>
BT Internet Service	June – August rental	D/D	<b>£82.80</b>
<b>The following payments are due: -</b>			
Greenslades	Grounds maintenance for May 2014	002827	<b>£914.03</b>
Mr Philip Zech	Repairs to bus shelter Brook Street	002828	<b>£820.00</b>
Somerset Rural Youth Project	Invoice No: 1415038 April – June 2014	002829	<b>£1,250.00</b>

2. **To agree accounts** for June 2014. The bank statements for June 2014 have not been received. The clerk will complete the accounts and circulate to councillors when the statements are received.

### **08/07/14 Neighbourhood Plan**

Cllr Mike Phillips read out the following statement; Before we receive the report from the Neighbourhood Plan Steering Group I would like to make a few observations, I have been looking on the Cannington website but I can't see the minutes for 4<sup>th</sup> June 2014 meeting or the agenda for meeting held on 25<sup>th</sup> June 2014. The terms of reference for the group requires them to publish the agenda so that members of the public are aware of and can attend the meetings. I was therefore surprised to receive an email from Cllr Jansons explaining that a meeting had been held and advising the Parish Council to reject a recent planning application. I have again checked with the terms of reference for the steering group and as I read it their brief is to gather information from various bodies to enable a plan for the future development of the village to be presented for a referendum of residents and adoption by the Parish Council. I cannot find any requirements for them to scrutinise planning applications and to advise the Parish Council. I am concerned that the advice to the Parish Council may have unfairly influenced councillors when they considered the recent planning application at its meeting on 27<sup>th</sup> June 2014. I was even more surprised to see two emails dated 3<sup>rd</sup> July 2014 from the NHP steering group to Nick Tait, SDC questioning various aspects of the planning application for Southbrook field and yet another email dated 7<sup>th</sup> July 2014. Cannington Parish Council made its decision on 27<sup>th</sup> June 2014. A decision I did not agree on. I do wonder if these emails from the Steering group have been agreed by them. I am very concerned that Cannington Parish Council may now find itself in a very serious position over this. Cllr Brian Stother stated that it wasn't a meeting held on 25<sup>th</sup> June 2014 but a training session for the group. Cllr Sarah Jansons stated that the comments on the email were from her and Cllr Brian Stother and not from the Steering Group, but the email dated 26<sup>th</sup> June 2014 clearly stated that as a result of the steering group meeting the parish Council were advised by Cllr Sarah Jansons and Cllr Brian Stother to reject the application. An application by the Parish Council for direct support with the preparation of the Cannington Neighbourhood Plan is progressing and advice has been given that the Council should now continue with its application for grant support.

### **09/07/14 Correspondence**

Cannington Remembers D-Day – A letter has been received thanking the Parish Council for their grant of £200.00 towards the commemoration weekend. The weekend was a great success and the organisers were congratulated for their efforts. Submissions for the latest Target publication are due on Friday 11<sup>th</sup> July 2014. The Clerk asked for suggestions to include in the Target and will compile a submission.

Rural Housing Review- A survey has been received from SALC which the Clerk will complete.

Property Link – A letter has been received from Toni Hammick apologising for the offence caused by her reference to Barratt Homes at the Parish Council meeting held on 27<sup>th</sup> June 2014. The comments were not intended to be derogatory, but the reference was merely made to highlight the fact that the proposed development contained individually designed homes not National House Builder standard designs.

### **10/07/14 Dog Bins**

Consideration was given for the need for additional bins in East Street and Rydon Crescent area. To supply and fit a new bin would cost £139.52 and a weekly charge of £2.68 would be incurred for emptying each bin. Cllr Mrs Sheila Allen proposed that we should proceed with the two extra bins; this was seconded by Cllr Mrs Lynda Laird and agreed unanimously. The clerk will look for suitable places to install the bins.

### **11/07/14 Financing and Staffing Committee**

Discussions took place regarding the need for a Finance and Staffing Committee. The Clerk will seek advice from the Council's Internal Auditor regarding cheque signatures. The clerk will include this as an agenda item for the next meeting.

### **12/07/14 Posts of Responsibility** – reports where applicable

- a. Allotments – Deputy Clerk.
- b. Brook – Cllr A Davey.
- c. Cannington in Bloom – Cllr Mrs L Laird reported that the judging by RHS took place on Wednesday 3<sup>rd</sup> July 2014. The judges were impressed with the work put in over the last year in particular the areas pointed out last year that could be improved. The CiB are grateful for the help given by the residents and would like to thank David Greenslade and his team for the grass and hedge cutting and the Friendly Spirit who supplied refreshments free of charge for the meeting with the judges.
- d. Cemetery – Cllr A Beasley reported the lack of any written views being received about planting a hedge, erecting a fence or leaving the front boundary open as it is at the moment.
- e. College – Cllr Mrs S Allen reported that she had removed signs from the War Memorial placed there by Kier Construction. Cannington Cricket Club has been in discussions with the College over the state of the cricket pavilion.
- f. Emergency Planning including flooding – Chairman Colin Allen
- g. Highways – After a safety review additional bollards are to be placed on the pavement by the crossing opposite the Kings Head. There is subsidence beside the pavement by the bus shelter in Brook Street which has been reported to Highways. An overhanging hedge at 2 Dukes Avenue has been reported to the Estate Agents. The drains at the bottom of Chads Hill are still not clearing away and the Clerk will chase Highways on this matter.
- h. Jubilee Gardens – Cllr Mrs L Laird reported that a request had been made to extend the posts opposite 32 Brook Street to stop cars parking there to improve access. The Japanese Knotweed has nearly all gone after several treatments. The clerk has displayed posters on the notice boards and in Jubilee Gardens to explain the reason for the Black Poplar being felled. A number of suggestions have been received as to what to do with the tree once it is felled. The Clerk will arrange for the annual tree inspections at the Jubilee Gardens and the War Memorial. A meeting also needs to be arranged for the Jubilee Gardens group.
- i. Playing fields/amenities – Cllr A Davey.
- j. Somerset Association of Local Clerks.
- k. Speedwatch Traffic monitoring – Cllr B Stother reported that Brin Bowen was in hospital and we wish him a speedy recovery. There have been 18 speedwatches since the last meeting with 112 speeding vehicles recorded out of 2866 vehicles, the top speed recorded was 49 mph. A meeting took place on 12<sup>th</sup> June 2014 with Dave Grabham of Somerset County Council's Highways Department, SCC Cllr John Edney, 3 Parish Councillors and the leader of the Community Speedwatch Team, Mr Roy Pumfrey regarding the self-administration of the Speed Indicator Devices (SID). An additional bracket will be put on the back of each of the three existing speed indicator posts allowing the traffic to be monitored in both directions. A further meeting with Mr Grabham is planned for 21<sup>st</sup> August 2014. It is hoped that these three additional positions will be operational in Sept 2014.

- l. Village Hall – Cllr D Greenslade – A meeting with Village and WI representatives on Wednesday 9<sup>th</sup> July to discuss the use of the village hall as an emergency rest centre.
- m. Youth – Cllr L Greenslade reported that the Youth Club is progressing well.

**13/07/14 Matters of Report**

The latest Quantock Cluster meeting took place on Tuesday 24<sup>th</sup> June 2014 at the Steart Peninsula and afterwards at Steart Church was attended by Cllr Brian Stother and Cllr Alan Beasley together with the Clerk and Deputy Clerk. The wardens gave a presentation on works to date in the development of the wetland project complete with its lagoons. The impressive development is now accessible to the public from the main WWT car park on the Steart road. The breach point into the River Parrett will be completed in early September 2014, tides and weather permitting.

A meeting of the Hinkley Point SSG took place on Friday 4<sup>th</sup> July 2014 and was attended by Cllr Mike Phillips and there was very little of significance to report. A Station Director Lee Talbot is leaving as the contract for future work has been awarded to Cavendish Flour. The outage on B Station has been completed with no problems.

**14/07/14 Items for the next meeting**

Financing and Staffing Committee.

**15/07/14 Staff appraisals and salary review**

The chairman has carried out the annual appraisals for the clerk and deputy clerk. The clerk has been awarded to increments which was agreed unanimously and work towards her CILCA qualification.

**16/07/14 Date and Time of next meeting**

There will not be a meeting in August unless any matters of importance arise. The next scheduled meeting will be held on Tuesday 9<sup>th</sup> September 2014 at 7.00pm.

Amended plans for application 13/14/00030 are expected in the next few days and an additional meeting will be arranged within the next two weeks.

The meeting closed at 9.38pm

Signed ..... Date .....