West Huntspill Parish Council

**Minutes of the meeting of the Council held at 7:00 pm on 11th September 2023 at The Balliol Hall, Church Road, West Huntspill.**

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| **i)** | **Members present:** Cllr J Wakefield, Cllr M Saunders, Cllr A Higgs, Cllr A Clapp, Cllr R Keen, Cllr R Shaw & Cllr J Wilks  The Clerk – Mrs Alex Harris | **Action** |
| **ii)** | **Members of public present:** 60 members present.  Mr Elliott Jones (Planning Potential), Mr Billy Hughes (Edenstone) & Mark Cook (Edenstone) |  |
| **iii)** | **Somerset Councillors present**: None |  |
| **1.** | **Apologies for absence**: Cllr S Arjhua & Cllr M Healey |  |
| **2** | **Dispensation requests**: None |  |
| **3.** | **Minutes and Clerks Report**  Cllr M Saunders proposed the Minutes were a true record of the meeting on the 14/8/23. Cllr J Wilks seconded this, and the Council **resolved** this was a true record. Cllr Wilks and Cllr Clapp approved the Clerks report, and the Council **resolved** this was accepted. |  |
| **4.** | **Matters Arising:**  None |  |
| **5.** | **7.05pm Meeting closed for presentation by Edenstone regarding New Road residential development of 45 homes 9 (Planning Reference 52/20/0024). Followed by Q&A from the public.**   * Please see attached report of meeting. |  |
|  | **7.49pm meeting reopened** |  |
| **6.** | **Report from Cllr M Healey (Somerset Council)**  Email received on behalf of Cllr M Healey and Cllr Aujla and circulated to Council. |  |
| **7.** | **Planning**  **Brue farm update:**  No further updates at present |  |
| **8.** | **War Memorial Playing Field**  Plaque – Wording agreed for pavilion sign: “The Jenefer Tiley Pavilion was refurbished in June 2023 by the community. Financial support for this refurbishment was generously provided by West Huntspill Parish Council and Huntspill District Cricket Club.  The Council were approached by Wales & West Utilities to purchase land within the War Memorial Grounds to install a gas governor. Unfortunately, the land has a protective covenant which restricts selling of this land. The land is only held as a field in trust to be used as a community green space. The Council resolved not to take this proposal any further and advised the company to look at other privately owned areas within the village.  The Council resolved that Mark Pugsley could go ahead with the new gate way to the area. Cllr Clapp or Cllr Saunders will advise him of this. | MS/AC/  Clerk |
| **9.** | **Ilex Park**  Cllr Wakefield and Cllr Saunders has completed an action plan of work for the Ilex Park. Mr M Pugsley will remove the broken springer (Play equipment) asap.  Mr Pugsley will also quote for remedial works for the slide.  Whilst work is being completed it may be necessary to close the park.  Trevor Parsons of Parsons landscaping is working on a quote to remove the existing compacted sand and replace with new sand. He has also been asked to quote for wet pour as an alternative.  ½ size goal posts were also suggested for the grass are of the park. No nests required. The Clerk will get quotes. | JW/MS/ Clerk |
| **10**. | **Footpaths & village map area**  Map area – Cllr M Saunders has a meeting arranged with Russ to discuss the new map options. Cllr Clapp will contact Huntspill School regarding a recently drawn map of the village completed by Huntspill School.  Stony Path – a resident has encroached his fence onto the boundary of the footpath. Report to rights of way.  Plymor – Footbridge still has not been reinstated. Report again.  Alstone Gardens – the house next to the footpath has now been sold. Cllr Wilks will have a chat to new residents and ask if they can take the hedge back or remove so the footpath is walkable.  Triangular Frame on Common- Cllr Higgs to chase | MS/AC/ AH/Clerk |
| **11.** | **Projects**  **Clean Sweep** planned for 30/9/23 between 10-12pm. Advertised on website and Facebook. Rubbish collection arranged for the 2nd of October.  **Carols on the Common** arranged for 16/12/23 at 6pm. Cllr Wakefield has booked the King Alfred Concert Band. WHPC to choose carols.   * Refreshments to be arranged by Cllr Wakefield. * Marquee to be erected. * Fire Basket to be place. * Advertising | Clerk/All |
| **12.** | **CIL Funds**  Alstone Defib has been installed and registered with SWAST. Cllr Wilks will be guardian of the defib, and Clerk will be back up to this. (Via The Circuit).  Solar Speed Signs – Somerset Highways have advised they have launched a project to aid any erection and legality of these devices prior to installation. The cost is £500. The Council agreed to go ahead with this as there doesn’t seem to be another way around. The Clerk will contact Highways and discuss.  (Areas suggested for siting the signs will be Main Road at each end and Church Road at present).  The 20ft storage container has now be sited at the War Memorial Playing Field. Before use it’s been suggested to arrange to roof to be insulated with foam. Cllr Higgs will arrange this. Racking will also need to be purchased.  Planters x 2– Cllr Saunders & Cllr Higgs will look at possible making two planters from new sleepers first and then review. These will aim to be placed at the start and finish of the village boundary. One planter will need 6 x sleepers is £23+Vat. This will cost approximately £130 per planter. The Council resolved for this to go ahead. They will be built over the winter and planted with perineal plants ready for spring.  Cllr Saunders will contact Mark Pugsley regarding gateway to War Memorial Field. The quote still stands from December 2022.  The bench on the Common need’s refurbishment – Cllr Saunders & Cllr Higgs.  23x metal benches (Post Office and White Cottage) still need to be refurbished. Cllr Higgs will arrange.  Land at Old Pawlett Road need clearing and tidying. Mr Chick advised this would not be possible for him to do as needs different equipment. The Clerk to find alternative contractor. | All |
| **13.** | **Area Report:**  **Ringstone/Withy Road –** Solid White lines have still not been repainted.  30mph sign on Withy Road has slid down the pole and not visible.  **Church Road** – A metal sink pipe near Grange Road has been reported and Wessex water will be on site shortly to repair.  Road edges have eroded at Church Road/Langland’s. Report to Highways  **Main Road** – None  **Alstone** – None | Clerk |
| **14.** | **Financial items:**   * Statement of Accounts * To agree the following payments:   Mrs Alex Harris £724.67 – Clerks salary  Mrs Alex Harris £45.97 – Telephone, website, and Office 360  Mr Steve Chick - Grass Cutting - £590 INV 0299  Mr Steve Chick – Footpaths £285.00 – INV 0300  Mr M Saunders – Padlock (Container) £58.18  SLCC membership £146.00  EDF – Common £32.07  Storage Container (CIL) £3120.00  The Council **resolved** the banking statement, and all payments were a true record and approved. | Clerk |
| **15.** | **Matters of report: None** |  |
| **16.** | **Date & time of next meeting:**  9th October 2023 – 7pm – Balliol Hall |  |
| **17.** | The meeting closed at: 20.45 |  |

**Edenstone Development – 45 Homes, New Road, West Huntspill (52/20/0024)**

**Report of public meeting held on Monday 11/9/23, 7pm at School Room, Balliol Hall.**

Present: Elliot Jones (Planning Potential), Billy Hughes (Edenstone) & Mark Cook (Edenstone).

Approximately 60 members of the public

* Chairman Cllr John Wakefield opened the meeting at 7pm. He informed the meeting that outline planning approval had been granted last year. The parish council at the time Objected to the application on behalf of the village of West Huntspill. However, the objection had been overturned by Sedgemoor District Council at the committee hearing but the chairman of the meeting casting vote.
* Cllr Wakefield advised the public that the developers had contacted the Council to advise them of their plan and to engage them in the process so that the development would be in keeping with the character of the village.
* Cllr Wakefield introduced Mr Elliot Jones to the meeting for him to give a presentation on behalf of the developer, Edenstone.
* Mr Jones advised that following a housing needs survey completed by Sedgemoor District Council there was a proven need for 18 affordable homes within the village of West Huntspill for residents.
* The development is for 45 homes (18 of which will be affordable and run via housing association). House will range from 2–4-bedroom homes, including a carpark near the school and green areas. Privately development with 2-3 parking spaces per house. Each house would have solar panels and heat pumps. They would retain the current trees and plant more trees. They advised flooding risks would not increase and house would be built with following current flood regulations.

**Questions asked by public:**

1. Would there be piling?

*Unsure at present*

1. Would impact assessment be sought with the school and surrounding residents during consultation?

*Edenstone are keen to work with the community not against it.*

1. Would trees and hedging be removed?

*No, keen to work with the surrounding environment and plant more to help the natural habitat*.

1. What car-parking would be provided for the houses?

*4-bedroom house would have 3 spaces*

*3-bedroom house would have 2 spaces*

*There would also be visitor spaces and a carpark provided for school staff/parents during school hours.*

1. Would there be any pedestrian access to the carpark to the school?

*Yes*

*Access to the carpark would be through the development.*

1. Will the bus stop move?

*No*

Due to disruption within the meeting and time had run over. The meeting was stopped by the Chairman. The public asked if it was possible to hold a further meeting to discuss the project further. Edenstone developers were unsure what this would achieve as there was great disruption and little discussion. Mr Jones offered the presentation slides to be available and contact details if further questions would need to be asked. The Clerk will forward these to anyone who requests and make available of the website.