Mrs. L.A. Ruff, Clerk of the Council, Street Parish Rooms, 6 Leigh Road, Street, Somerset BA16 0HA Tel. (01458) 440588

Email street.parish@street-pc.gov.uk Website www.street-pc.gov.uk

2nd August, 2017

PLEASE NOTE DATE AND TIME

Dear Sir/Madam,

You are summoned to attend an extraordinary meeting of the Street

Parish Council which will be held in the John Webster Room, Street

Parish Rooms, 6 Leigh Road, Street on MONDAY 7TH AUGUST, 2017

at 7 p.m. for the purpose of transacting the business specified in the

following agenda.

In accordance with standing orders 7 c and d, a member with a

disclosable pecuniary interest must leave the room during the relevant

item of business, unless permitted to remain following the grant of a

dispensation. Councillors with an interest in relation to any item of

business being transacted at a meeting under Appendix B (Other

Interests) or where a matter relates to a financial interest of a friend,

relative or close associate, may (i) make representations, (ii) answer

questions and (iii) give evidence relating to the business being

transacted but must thereafter leave the room, unless permitted

to remain following the grant of a dispensation. At a convenient time

the Chairman will also give this opportunity to any members of the

public wishing to speak on any matter being transacted.

Yours faithfully,

L.A. Ruff, Clerk of the Council

AGENDA

1. APOLOGIES FOR ABSENCE – acceptance of any reasons offered

2. MINUTES

To approve as a correct record the minutes of the meeting of the Council held on 18th July, 2017 (attached).

3. DECLARATIONS OF INTEREST AND DISPENSATIONS

4. DEVELOPMENT OF LAND WEST OF SOMERTON ROAD

To receive notes of the briefing held on 12th July, 2017 as amended, with

the Ninesquare Trust (attached) and to consider the proposals.

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To: Chairman and Members of Street Parish Council

- 1 -

STREET PARISH COUNCIL

Meeting of the Council held on 18th July, 2017 at 8 p.m.

PRESENT: Councillor V.A. Appleby (Chairman of Council)

Councillors: C.E. Axten, S. Dowden,

T.L. Emery, P. Goater, L. Hughes, A. Leafe,

T.W.E. Napper, T. Rice, N.M. Swift and

J. Wooldridge

IN ATTENDANCE: Mrs. L.A. Ruff - Parish Clerk

County Councillor E. Leyshon

M. Dear – Sports Development Manager and

K. Quinn – Principal – Strode College

APOLOGIES: Councillor L. Zaky – another engagement –

reason accepted

45. GRANT – STRODE COLLEGE ALL WEATHER PITCH

It was agreed to take this item first as Councillors Hughes, Napper and

Rice had declared an interest in it and left the meeting room. Mike

Dear of Strode College had spoken on the grant application and

answered questions during Public Question Time.

RESOLVED

(a) that a grant of £30,000 be made to Strode College towards the

cost of resurfacing the all weather pitch on the campus

(b) that Strode College would organise Parkrun at the campus if

possible as Millfield had not confirmed that they could accommodate it.

46. MINUTES

The minutes of the meeting held on 20th June, 2017 which had been

circulated were approved as a correct record and signed by the

Chairman.

47. MATTERS ARISING

The Chairman and others were attending a meeting on 21st July at

Brookside School to discuss issues which Mr. Cinicola had regarding

the lane leading to the Strode Road allotments. Councillor Swift

reported that the allotment representative had suggested that the

bollard be moved back so that a car could pull off the road. Councillor

Hughes felt that the undergrowth on both sides of the lane and within

the allotment site should be cleared and the grass cut 2 or 3 times a

year and it was agreed that this be done.

- 2 -

Councillor Hughes had not spoken to the District Council about

replacing the bench at Woods Batch but the Clerk was reminded that

the Parish Council had agreed to fund a new bench. The 2 benches

had been fitted in Merriman Park and the 3 lights along the path

extension would be done soon.

Councillor Appleby had drafted a letter regarding the state of the

Wessex Hotel and asked if the Assistant Clerk could provide some

photos to be sent with it. County Councillor Leyshon had information

regarding who owned the building.

48. DECLARATIONS OF INTEREST AND DISPENSATIONS

In accordance with the Code of Conduct Councillors Hughes, Napper and Rice declared an other interest under Appendix B in any matters relating to the District Council and stated that they would keep an open mind when considering issues at either District or Parish level.

Councillor Napper declared an other interest under Appendix B in any

matters relating to the County Council or Glastonbury Town Council

and that he would keep an open mind when considering issues at

either level.

Councillor Hughes declared an other interest under Appendix B in

the grant application to resurface the all weather pitch at the College

as he was a governor of Crispin School, which used the facility.

Councillor Napper also declared an other interest under Appendix B

in this item as he was a trustee of Street Football Club, which used the

pitch. Councillor Rice declared an other interest under Appendix B in

the item as he was chairman of a football team which used the pitch.

After making representations on the item they left the meeting at

7.56 p.m. during Public Question Time and returned at 8.05 p.m. The

Chairman invited the public to speak but none wished to do so.

49. PLANNING COMMITTEE AND BRIEFING

ON LAND WEST OF SOMERTON ROAD

The minutes of the meeting on 20th June and notes of the briefing on

12th July, 2017 were submitted as circulated. The Clerk reported that

the Street Neighbourhood Plan area had been designated as

requested.

RESOLVED

(a) that the report be noted and an addition be made to the briefing notes to state that some members expressed support for the

development and the notes be sent to the other parties at the briefing

- 3 -

(b) that an extraordinary meeting of the Council be held on Monday

7th August at 7 p.m. to consider the proposals.

50. POLICY AND FINANCE COMMITTEE

The Clerk submitted the minutes of the meeting held on 4th July 2017

which had been circulated and which appear as Annex A to these

minutes in the Minute Book. It was noted that under the terms of the

lease it should be possible to recover the surveyor’s fee for the

schedule of dilapidation from the County Council.

RESOLVED

that the recommendations be agreed, including agreement of the bi

annual generic risk assessment and db+PAUL be instructed to carry

out the inspection of the premises from 2 p.m. on 2nd August.

51. SPECIAL MOTION FOR CONSIDERATION

VARIATION OF STANDING ORDER 3 d

In accordance with standing orders 9 and 25 the special motion to

remove the requirement to stand when speaking at Council meetings

from standing order 3 d, as set out in the agenda was considered. It

was noted that if the motion was passed, members could still stand if

they wished when speaking.

RESOLVED

that standing order 3 Meetings Generally d is varied by the deletion

of the wording –

‘and stand when speaking (except when a person has a disability or

is likely to suffer discomfort). The chairman of the meeting may at any

time permit a person to be seated when speaking.’

52. PLAY AREAS WORKING GROUP

Councillor Axten reported that the Group had met with 3 play

equipment providers on 12th and 13th July to discuss the kinds of

things which could be provided at Ringolds Way play area for the age

range 0 – 12 years. Consideration had been given to those with

additional needs. The Group was meeting on 19th July to agree a

clear idea of what sort of equipment was wanted. A specification

would then be drawn up to go out to tender.

Councillor Axten referred to the meeting with Land Securities where

they had stated that a mobile table tennis table would not work in

Clarks Village but they were very willing to have a permanent one.

Bats and balls could be available from somewhere like the tourist

information centre for a deposit and the table would have a plaque

saying that it had been provided by the Council.

- 4 -

Discussion took place on empty canisters and other drugs equipment

left in Merriman Park. The meeting was adjourned from 8.35 p.m. to

8.36 p.m. to allow the public to speak. Such items were found in other

parts of Street. The Clerk reminded members that the accessible

portaloo would be delivered to Merriman Park on 22nd July and remain

until 4th September. It had been agreed that Councillor Hughes would

arrange for it to be chained to the tree.

RESOLVED

(a) that the Council should fund a permanent table tennis table

for Clarks Village and Councillor Axten would meet with Land Securities to discuss their funding of the base and where the table would be sited

(b) that the Youth Service and YMCA should be consulted on the

possible provision of an outreach worker to speak to young people on

the dangers of drugs.

53. LIBRARY GARDENS

The Chairman and Vice-Chairman reported on a very successful

meeting with Richard Clark. He had agreed to report on bringing the

pavilions and walls up to a good standard and to replace missing metal

bars. The Council would investigate having a new mural with Strode

College. The Council could apply to use the Library Garden as much

as it liked provided uses were non commercial and there was no

alcohol. The replacement of the 2 bus shelters by the Crispin Hall was

also discussed. Councillor Dowden suggested that the Council be

responsible for the whole Garden in time. The Chairman explained

that there had been a plan to make the area into a piazza with seats

and flowerbeds using section 106 funding. This was to be from the

extension of Sainsburys which was later cancelled.

RESOLVED

that the report be noted and the £10,000 section 106 funding for a

transport strategy be claimed from the District Council and used to

replace the 2 bus shelters by the Crispin Hall with 2 of a heritage

design.

54. CORRESPONDENCE/MINOR ISSUES

The Clerk submitted a report which had been circulated.

- 5 -

1. Naming of Streets – S17 Public Health Act 1925

3 New Dwellings on Site South of 15 Cranhill Road

District Councillor Beha was unable to attend the meeting but had

given the Clerk a guide on street naming produced by Mendip District

Council. New names were submitted to the District Council by the

owner of the properties, or with their consent. It was therefore

suggested that in future street names be discussed with a developer.

2. Checks on Coaches

County Councillor Leyshon reported that the investigation into the

coach which had recently caught on fire was ongoing. The school had

been asked to reassure parents and it had also been requested that

head teachers and parents be informed of any future incidents

immediately and not the next day.

3. Mental Wellness

RESOLVED

that details of the request for a volunteer from Street be publicised on

the website and Facebook.

4. Consultation on Proposals for introducing

Public Space Protection Orders within Mendip District

Proposals had been circulated.

RESOLVED

(a) that the District Council be informed that the Council felt the

proposals were a good thing, that a request be made for Merriman

Park to be included in the Level 2 proposal and a query be raised as

to why under Level 3, only the specified areas in Frome were included

(b) that the link needed to submit views on the proposals be sent to

members and put on the website and Facebook.

5. Temporary Closure of Farm Road

Councillor Swift asked who was responsible for checking the quality of

jet patching and why yellow lines had been painted in pot holes. She

asked why Mildred Road, Walton had been tarmaced but the High

Street was very bad and the roundabout at Glaston Road was very

dangerous. The 2 County Councillors agreed to find out if someone

checked this kind of work and if the resurfacing of the High Street had

been compromised by the yellow lines having been repainted.

- 6 -

55. REPORT FROM COUNTY AND DISTRICT COUNCILLORS

AND REPRESENTATIVES ON OUTSIDE BODIES

County Councillor Leyshon reported that the next Traffic Regulation

Order for parking restriction amendments would be advertised at the

end of July. The taxi rank near the Methodist Church and the former

Police bay would be available for public parking on Sundays. The

taxi rank by the Parish Rooms would not be changed as when a new

store opened in the former Tesco building it was felt that it would be

needed on a Sunday. The improvements in Leigh Road on both sides

of the road had been put forward as a small improvement scheme.

School road safety schemes for Brookside, Elmhurst and Hindhayes

were being considered and might be put forward as small improvement

schemes in the future. Bypasses in Glastonbury and in Walton and

Ashcott might possibly go ahead in due course. A proposal was being

worked on regarding Glastonbury Tribunal Ltd. This would give time

for Street tourist information centre to work with Land Securities on

their facility.

County Councillor Napper read out his report which included details of

a visit to Hinkley Point C. It was agreed that in future county and

district councillor reports would be sent out by email before the Council

meeting and any additional information would be emailed on the

morning of the meeting.

56. ACCOUNTS FOR PAYMENT

The latest bank reconciliations for all accounts at 30th June, 2017

had been prepared successfully and sent to all members with the

monthly income and expenditure by account report.

Members wished to formally note their congratulations to the

Assistant Clerk for passing the CiLCA qualification. This had involved

a lot of work and was a great achievement.

RESOLVED

that the report and schedule of payments as circulated be approved

and initialled by the Chairman and the income and expenditure by

account report at 30th June, 2017 be noted and the schedule of

payments for July be attached as Annex B to the minutes in the

Minute Book in order to publish payments of £500 or more.

- 7 -

57. CHAIRMAN’S REPORT

Councillor Appleby gave her report for the month. She had attended

a number of meetings and she and Councillor Wooldridge had enjoyed

the event at Greenbank Pool on 1st July. She thanked Councillor Zaky

for all the thought which had gone into a super day and hoped that this

would become an annual event.

58. MATTERS FOR REPORT

The Clerk reported on several matters. It was agreed that the

representatives on Street Chamber of Trade should meet Philip Eavis

on a Thursday at 10 a.m. or 11 a.m. to discuss the future of the body.

Councillor Napper raised the fact that Rendevous Café left food

rubbish in bags out overnight and animals or birds were breaking it

open and distributing it around the area. The Clerk agreed to

investigate this.

The Chairman asked who could help as a marshall at the Fun Day and

the following volunteered to do a shift -

Councillors Axten, Dowden, Emery, Goater, Swift and Wooldridge,

County Councillor Leyshon and L. Ruff (Councillor Napper to deliver

the marquees to the Park if he was able or if not, Councillor Emery).

The meeting ended at 9.40 p.m.

- 8 -

AGENDA ITEM NO: 4

NOTES OF BRIEFING WITH THE NINESQUARE TRUST

ON DEVELOPMENT OF LAND WEST OF SOMERTON ROAD

PRESENT: Councillors: V. Appleby, C. Axten, P. Goater, L. Hughes,

A. Leafe, N. Swift and J. Wooldridge

County Councillor E. Leyshon

L. Ruff – Parish Clerk

J. Marshfield – Assistant Clerk

A. Kinghan – Neighbourhood Plan, Funding and Projects

Officer

A. Sestini – Principal Planning Policy Officer, Mendip

District Council

J. Clothier and B. Trickey – The Ninesquare Trust

S. Coles – WYG Environment Planning Transport Ltd.

APOLOGIES Councillors: S. Dowden, T. Emery, T.W.E. Napper,

T. Rice and L. Zaky

A document detailing The Ninesquare Trust and the development of the site was circulated at the meeting. Work had been carried out to inform a master plan for the development of the site including a detailed design for the access point. An evidence based ecology report had been produced which showed that the site comprised of grazed farm land with hedges and a few trees.

A. Sestini explained that sustainable sites needed to be identified to deliver what Street needed including affordable housing. The site could be delivered sooner than a big strategic site. The Local Plan Part 2 would allocate smaller housing sites around September 2017. The landowner of this site was very well connected to Street and revenue funding would be used for local initiatives. Positive feedback on the site was sought from the Parish Council. There were Government pressures to meet housing targets for a 5 year supply of land and more. The focus for development was on towns so that pressure did not fall back on smaller villages.

Councillor Goater asked about the site in Walton. The landowner had been encouraged to come forward with an overall master plan showing where roads would go, appropriate spaces etc. A. Sestini understood that plans had been sketched but had not seen them as yet. County Councillor Leyshon reported that large scale sites were welcomed for the funding of new primary schools. Sites of 200 to 300 houses were the most difficult with regard to provision of school places but the schools in Glastonbury and Street were not full at the present time. There were safety issues around some roads including Brooks Road. The Walton and Ashcott Bypasses might also go ahead at some point in the future.

- 9 -

Councillor Leafe was concerned about the water pressure, sewerage and broadband infrastructure etc. in Street and it’s size. He felt that it had very good facilities but had grown hugely. He felt that the residents who lived near the site should be consulted and that housing needed to be truly affordable. The design interface between the existing houses and the site should not be overlooked. J. Clothier explained that there would be proper engagement with residents if the site was put forward as an application. This was not certain at present. There could be a balance between proceeds traded off with a mix of decent housing for young people and provision of open space. However the scheme would have to be submitted to the Charity Commission. Consideration would need to be given to those in the affordable housing having the right to buy.

It was proposed that around 150 to 175 houses were built on the site. Central parking areas were shown but the plan was only indicative. The Chairman of the Council, Councillor Appleby explained that A. Kinghan had recently been appointed to consult local people on what they wanted and to produce a Neighbourhood Plan. J. Clothier explained that the Trust wished to be patient partners with the Council but also had a statutory duty to maximise the value of it’s assets. It had agreed to hold off on passing the site over to developers at present. The Trust did not own any other sites in Street. Proceeds from the site might be in the region of £4 million and the Trust would want to know what projects most excited the people of Street. There were no restrictions on what facilities the funding could be used to provide. Any section 106 funding would be part of the development costs. If the site was allocated for housing this would not affect the large site in Walton. Mendip District Council would be considering housing need across Mendip. The Trust had a meeting in November and it was hoped that by the end of March 2018 the District Council would have identified the site as an option in the Local Plan Part 2. Some members expressed support for the development. A. Sestini explained that at present the site was outside of the development limits. The District Council would firstly need to change the Local Plan and extend the boundary to include the land which was currently classed as countryside. Councillor Hughes felt that the Parish Council should meet to discuss the proposals and to hear the views of residents.

The meeting ended at 7.50 p.m.