



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](mailto:street.parish@street-pc.gov.uk) Website [www.street-pc.gov.uk](http://www.street-pc.gov.uk)

24<sup>th</sup> January, 2018

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 29TH JANUARY, 2018** 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 16th January, 2018 (attached).

3. **DECLARATIONS OF INTEREST AND DISPENSATIONS**
4. **DEVELOPMENT OF LAND WEST OF SOMERTON ROAD**  
To consider the proposals of the Ninesquare Trust – report considered by Council in December attached again for information. A. Sestini, Principal Planning Policy Officer will be attending the meeting.

- 5. LOCAL PLAN PART 2**  
**To consider Part 2 of the Local Plan and the report submitted to Council on 16<sup>th</sup> January by the Neighbourhood Plan Officer – already circulated to members.**
- 

**To: Chairman and Members of Street Parish Council**

## STREET PARISH COUNCIL

Meeting of the Council held on 16<sup>th</sup> January, 2018 at 7.35 p.m.

**PRESENT:** Councillor V.A. Appleby (Chairman of Council)  
Councillors: C.E. Axten, S. Dowden,  
T.L. Emery, L. Hughes, A. Leafe,  
T.W.E. Napper, T. Rice, N.M. Swift,  
J. Wooldridge and L. Zaky

**IN ATTENDANCE:** Mrs. L.A. Ruff - Parish Clerk  
Mr. A. Kinghan – Neighbourhood Plan, Funding  
and Projects Officer  
County Councillor E. Leyshon  
District Councillor A. Sen  
PCSO B. Jackson – Street Police

**APOLOGIES:** Councillor P. Goater – another engagement –  
reason accepted

### 163. MINUTES

The minutes of the meeting held on 12<sup>th</sup> December, 2017 which had been circulated were approved as a correct record and signed by the Chairman.

### 164. MATTERS ARISING

The Chairman reported that she had contacted Chief Inspector Bennett explaining why the Police Station needed to be retained in Street. Chief Superintendent Wylie would also be responding on this issue. No details had been discussed on payment of rent etc. if the Parish Rooms was to be used.

Councillor Axten was appalled that the District Council officers had delayed the meeting to consider the tender chosen by the Council in November for the refurbishment of the Ringolds Way play area. It was agreed to write to the Chief Executive expressing the Council's displeasure at the length of time this was taking after members had worked so hard on the project. It was also feared that tender prices might increase in view of the delay.

### 165. 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 and Glastonbury Town Council and stated that he would keep an open mind when considering issues at either level.

In accordance with Appendix A Councillors Emery and Leafe declared a disclosable pecuniary interest in Minute No. 177 on funding for vulnerable families as they were both employed as Parent Family Support Advisers or similar. They left the meeting at 8.15 p.m. and returned at 8.30 p.m. when the item had been considered.

166. COMMUNITY POLICE OFFICER

PCSO Jackson had already given her report during public question time.

167. PLANNING COMMITTEE

The minutes of the meeting on 12<sup>th</sup> December 2017 which had been circulated were submitted.

RESOLVED

that the report be noted.

168. NEIGHBOURHOOD PLAN AND LOCAL PLAN PART 2

The Plan Officer reported that the vision and objectives for the Plan would be considered at a meeting of the Working Group on 17<sup>th</sup> January. He was meeting with Mark Fitzgerald on 23<sup>rd</sup> January to discuss Street Business Park. The report on the Local Plan Part 2 was submitted which had been circulated. He had noted an objection made during public question time by a resident to the proposal to build on the land adjoining Street cemetery which had been designated previously as a burial ground.

RESOLVED

that the reports be received.

169. CHRISTMAS WORKING GROUP

The notes of a meeting on 8<sup>th</sup> January 2018 had been circulated.

RESOLVED

that the report be noted.

170. MARKETS WORKING GROUP

The notes of a meeting on 8<sup>th</sup> January had been circulated. The Clerk reported that Mendip District Council planned to start a market on a Thursday in the High Street from 1<sup>st</sup> May.

RESOLVED

that the report be agreed and the market be held during the day and not in the evening.

171. PLAY AREAS WORKING GROUP

The notes of the meeting held on 8<sup>th</sup> January were submitted and had been circulated. Councillor Axten reported that the criteria for the Merriman Park Heritage Lottery bid had changed completely and that now the bid could not go forward. The Community Group had raised funds for the Park and a number of improvements had been made in accordance with the refurbishment plan. The Council and Community Group would continue to carry out planned works with the funding available. The Neighbourhood Plan, Funding and Projects Officer was looking at other ways of maintaining the Park. A lighting system fuelled by dog excrement could be considered in the future.

RESOLVED

A. that the report be agreed and information boards be put up in the Park giving details of who to contact if there was broken glass, dog fouling etc.

B. that the Clerk be asked to investigate the prosecution of owners who allowed their dog to foul in the Park including information from South Hams gathered by Councillor Axten.

172. STREET SKATE PARK – MAINTENANCE

RESOLVED

that the inspection and maintenance contract with Taunton Deane Borough Council for the Skate Park be rolled on at the same price from 1<sup>st</sup> April to 31<sup>st</sup> October 2018 to bring it in line with the contract for Merriman Park.

173. CULTURE WORKING GROUP

The notes of a meeting on 9<sup>th</sup> January had been circulated.

RESOLVED

- A. that the report and all recommendations made be agreed apart from that relating to Somerset Arts Week
- B. that the Clerk should investigate having the names of fallen local servicemen in gold on the 40 large poppies and the plants in the middle of the roundabout near Sainsburys be left to see if they flourished
- C. that Councillor Swift would check on the cost of being in the brochure for Somerset Arts Week and report back to Council
- D. that updates on progress with Parkrun be posted on Facebook and the website.

174. NEW SCOUT HUT

The Chairman reported that progress was being made on having a new scout hut at Elmhurst School and a further meeting had been arranged with interested parties.

175. CYCLE/WALKING STUDY WORKING GROUP

Councillor Swift reported that the Sustrans design engineers had been to Street the previous week and the study was progressing.

176. REPAIR, MAINTAIN, DEVELOP PARISH ROOMS

The Neighbourhood Plan, Funding and Projects Officer reported that T. Cinicola would be taking down the partition wall in the large room on the first floor soon. Redecoration would take place after this. A meeting of the Working Group had been arranged. The Clerk reported that the 3 year independent fire risk assessment for the building had been carried out by PJ Fire Safety Consultants. She would pass the report to the Projects Officer for consideration. It was noted that the main point raised was that if more than 60 people were to use the first floor there would need to be a second means of escape. This could be an internal or external staircase.

RESOLVED

that the report be received.

177. FUNDING FOR VULNERABLE FAMILIES IN STREET

Councillor Axten explained that local schools were paying £9,000 towards the cost of having 2 Parent Family Support Advisers for very vulnerable families. There was more support available for those under 5 years. However if there was a problem with a child 5 or over they would need to go to their GP who could only then refer them to a Parent Family Support Adviser.

The PFSAs had worked to support such families in term time and during the school holidays. However due to cuts across the county in future they would only be working in term time.

RESOLVED

that a grant of up to £4,000 be made to fund the PFSAs in Street schools during the holidays for 1 year, provided that the Council had the power to do this, but that the Advisers would not be employed by the Council – review after 1 year.

178. COMMUNITY SHOP

Councillor Swift suggested that the elderly and others might be assisted with online shopping due to the lack of a food shop in the centre. This might be done in conjunction with the Crispin Community Focus. Frome had a community fridge and other places had a community shop, pub etc. The Library might be involved as it had computers for public use.

RESOLVED

that Councillors Dowden, Goater and Swift and the Projects Officer would look into how such a venture might be organised by the community rather than the Council.

179. CORRESPONDENCE/MINOR ISSUES

The Clerk submitted a report which had been circulated.

1. Additional Street Lighting – Smithfield Road

RESOLVED

that County Councillor Leyshon be asked to find out why the County Council would not pay for the new light in Smithfield Road and if LED lights were to be put in there as these were much brighter and, to check whether Aquara Close had been adopted as there was a light by No. 5 which was never connected to the electric supply.

2. Hinkley Point C HGV Movements

RESOLVED

that the report be noted and letters be sent to the County and District Councils in support of Glastonbury Town Council in regard to this.

180. REPORT FROM COUNTY AND DISTRICT COUNCILLORS  
AND REPRESENTATIVES ON OUTSIDE BODIES

Reports from County Councillors Leyshon and Napper had been emailed to members. County Councillor Leyshon was investigating what was happening about bus services while the main road through Walton was closed in February.

181. ACCOUNTS FOR PAYMENT

The latest bank reconciliations for all accounts at 31<sup>st</sup> December, 2017 had been prepared successfully and sent to all members with the monthly income and expenditure by account report.

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 31<sup>st</sup> December, 2017 be noted and the schedule of payments for January be attached as Annex A to the minutes in the Minute Book in order to publish payments of £500 or more.

182. CHAIRMAN'S REPORT

Councillor Appleby gave her report for the month. She had attended a number of meetings and events including carols in Merriman Park.

183. MATTERS FOR REPORT

The Clerk reported on several matters for information. She was awaiting guidance on the General Data Protection Regulation. The new external auditors were holding a webinar the following week on changes to the Annual Return and audit process.

Councillors Appleby, Emery and Leafe were meeting the following day with Mark Wilcox of Mendip YMCA and would raise the 4 goals previously outlined including a Clean Street initiative.

It was agreed that the Clerk in consultation with the Chairman should agree who to nominate to attend the Garden Party at Buckingham Palace on 31<sup>st</sup> May. The meeting was adjourned from 9 p.m. to 9.05 p.m. to allow those present to have a short break.



184. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

A. that in accordance with the Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014, the press and public be excluded from the meeting for the following item as it involved confidential information on staff matters

B. that in future the Council meeting should start at 7 p.m. with any confidential matters being discussed at the beginning in the small meeting room, followed by Public Question Time and then the rest of the meeting – this would allow the public to remain in the JW Room for the meeting and to speak to members when it had finished.

185. STAFFING COMMITTEE

The minutes of the meeting of the Committee held on 8<sup>th</sup> January had been circulated.

RESOLVED

that the report and recommendations made be agreed apart from recommendation B of Minute No. 4.

The meeting ended at 9.10 p.m.

To: Council  
From: Clerk  
Subject: Development of Land West of Somerton Road

At the last meeting I was asked to remind members of what had been agreed regarding the above proposal by the Ninesquare Trust. A copy of the minutes of the extraordinary meeting on 7<sup>th</sup> August are attached for information.

The Local Plan Part 2 will allocate about 200 houses on the land west of Somerton Road and around 32 on the site adjoining Street Cemetery. Around 400 houses are allocated on the site west of Street in Walton but due to considerations on infrastructure and master planning this site will be delivered in the longer term. There will be consultation on the Local Plan Part 2 from 2<sup>nd</sup> January to 12<sup>th</sup> February 2018 or a bit later. If as part of this process the Council put forward provisions which local people wanted they could be included in the Local Plan policy. When the Trust have outline consent for development of the site it will be sold to a developer who will then draw up a detailed plan. The developer would take into consideration any requirements included in the Local Plan. Such requirements would be evidenced by the Street Neighbourhood Plan and could include -

- affordable housing such as smaller units, studio apartments
- accommodation for younger people linked to Strode College
- green space
- a buffer zone between the existing houses and the new development
- housing density
- specific provisions on the site or in the wider neighbourhood such as an orchard.

It is therefore suggested that a meeting of the Planning Committee or an extraordinary Council meeting is held around the end of January to consider what might be required from the development. The public would be able to give their views. Andre Sestini or Natasha Durham would be willing to attend the meeting and the Ninesquare Trust to give a presentation if required. Other sites including the one adjoining the Cemetery could also be considered.

The Government is changing the requirements on housing and Mendip District Council must have a supply of sites. The number of houses which must be provided will be known by Summer 2018 and this will be reviewed in 2020. The capital receipts eventually derived from the site development will be used to benefit the residents of Street and this will be administered by the Trust. A working group of various representatives of the community could be set up to consider what the funding might be used to provide in liaison with the Trust.

L.A. Ruff  
Clerk  
12.12.17

## STREET PARISH COUNCIL

Extraordinary meeting of the Council held on 7<sup>th</sup> August, 2017 at 7.05 p.m.

**PRESENT:** Councillor V.A. Appleby (Chairman of Council)  
Councillors: S. Dowden, T.L. Emery,  
P. Goater, L. Hughes, A. Leafe and  
J. Wooldridge

**IN ATTENDANCE:** Mrs. L.A. Ruff - Parish Clerk  
Mr. A. Kinghan – Neighbourhood Plan, Funding  
and Projects Officer  
County Councillor E. Leyshon

**APOLOGIES:** Councillors: C.E. Axten, T.W.E. Napper,  
T. Rice, N.M. Swift and L. Zaky – another  
engagement – reasons accepted

### 59. MINUTES

The minutes of the meeting held on 18<sup>th</sup> July, 2017 which had been circulated were approved as a correct record and signed by the Chairman.

### 60. DECLARATIONS OF INTEREST AND DISPENSATIONS

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

### 61. DEVELOPMENT OF LAND WEST OF SOMERTON ROAD

The Clerk submitted notes of the briefing on 12<sup>th</sup> July as amended, with the Ninesquare Trust which had been circulated. It was stated that consultations had taken place with the Trust and these were initial discussions which would not in any way impact on any subsequent planning application, for which the Parish Council would be a statutory consultee. Brief guidance from Andre Sestini was also read out. The meeting was adjourned from 8.15 p.m. to 8.17 p.m. to allow the public to speak. County Councillor Leyshon pointed out how the Trust had been trying to do its best for Street for years.

Councillor Goater felt that members should state what they considered to be the advantages and disadvantages of the proposal. The advantages were seen as -

A. it was a big plot and if 150 to 175 houses were built on it this would not be overdevelopment and this would be better than the land being sold to an aggressive developer who might build another 300 houses

B. Street needed a variety of additional houses including starter homes, units for the physically challenged, larger units and assisted living homes for the elderly and there were not many suitable sites

C. Walton would receive the benefits of the site proposed there but the residents would use the facilities in Street whereas this site would benefit Street through Section 106 funding etc.

D. the Vine Surgery did not have a capacity problem and the extra residents would not have an adverse impact

E. as overdevelopment of the site was not proposed it was assumed that parking provision would be adequate and existing trees and hedgerows were being kept.

The disadvantages of the development were seen as -

A. the entrance is on to Somerton Road which is a busy B road and nearby lanes could be filled with traffic

B. there could be overdevelopment at a later stage or other changes to roofs etc. and the buffer zone shown along Somerton Road should be a buffer between existing houses with an orchard etc.

C. it appeared that the proposal was being put forward before the Neighbourhood Plan had been done which could stipulate on the density of developments, building standards, infrastructure, buffer zones etc. and would involve consultation with the community

D. if the site would result in less houses being built on the Walton site this would be detrimental as less infrastructure etc. would be provided as part of that larger site and in particular, the entrance to the Walton site might be at the top of Brooks Road which was already very congested

E. it seemed that Hindhayes School was full and Elmhurst School only had a bit of capacity

F. the proposal document was out of date with one school not included, timings for trips inaccurate, and bus routes and times wrong. A new impact study on having 150 to 300 houses on the site was needed with a traffic count on Somerton Road to determine peak times and traffic flow – one of the speed indicator devices to be used for this

G. an ecological survey had been carried out in 2013 but there had been no consultation with residents to look at options

H. it was felt that the land receipts would probably not be anything like £4 million and that this was a separate issue

I. there would be a detrimental effect on the historic areas of Stallgrove Lane and Overleigh and the pleasant areas of Petvin Close and Burley Gardens

J. the site was a long way from the centre of Street with no bus links or cycle route and would be accessed from a busy B class road

#### RESOLVED

1. that the landowner of the site in Walton be asked if that development was going ahead and what was happening about the masterplan

2. that the Ninesquare Trust be informed that the Council would be carrying out it's own consultation and impact analysis on the proposals as their report was out of date and that it would get back to the Trust.

The meeting ended at 8.40 p.m.

Councillor Hughes left at 7.45 p.m. and returned at 7.50 p.m.

