

STREET PARISH COUNCIL

Extraordinary meeting of the Council held on 12th February, 2018 at 7 p.m.

PRESENT: Councillor V.A. Appleby (Chairman of Council)
Councillors: C.E. Axten, S. Dowden, P. Goater,
L. Hughes, A. Leafe, N.M. Swift, J. Wooldridge

IN ATTENDANCE: Mrs. L.A. Ruff - Parish Clerk
Mr. A. Kinghan – Neighbourhood Plan Officer
County Councillor L. Leyshon

APOLOGIES: Councillors: T.L. Emery, T.W.E. Napper,
T. Rice and L. Zaky – another engagement –
reasons accepted

193. MINUTES

The minutes of the extraordinary meeting held on 6th February, 2018 which had been circulated were approved as a correct record and signed by the Chairman.

194. 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.

Councillor Hughes declared a disclosable pecuniary interest in the development of land off Somerton Road as his house overlooked the area and he left after making representations at 7.40 p.m. and returned at 8 p.m.

195. DEVELOPMENT OF LAND WEST OF SOMERTON ROAD

Consideration was given to proposals of the Ninesquare Trust with further information obtained and on the development of land west of Street in Walton.

Members reported that the Trust wanted to develop the site in the interests of the people of Street. The Street Neighbourhood Plan had evidenced that first time buyers needed smaller properties which they could afford. Consultation on the Glastonbury Plan had shown that the young left to buy elsewhere due to housing costs and this led to a number of problems for the town. Both this site and the one in Walton would be needed for the housing supply but the latter would take longer to develop. The District Council needed to have a rolling 5 year land supply and if this was not the case a developer might gain permission to build in the area on a site in accordance with national policy.

The Trust were willing to work with the Parish Council through the whole process and take the scheme forward rather than handing it over to a developer.

The meeting was adjourned from 7.13 p.m. to 7.15 p.m., from 7.40 p.m. to 7.46 p.m. and from 7.50 p.m. to 7.53 p.m. to allow the public to speak.

County Councillor Leyshon drew attention to a very small area of flooding which ran to the rear of houses in Petvin Close and possibly Clemence Road. She felt that this was already a natural buffer where proposed swales might be located. Councillor Leafe felt that the buffer zone could also have an orchard or green space. Councillor Hughes considered swales to be dangerous and felt that there should be a proper flood relief scheme to move the water off site.

County Councillor Leyshon reported that there would be enough school places for the development but that new infrastructure would be required for the land in Walton.

The Trust would be carrying out new studies which would provide evidence for the way in which the site was developed. It would cost around £150,000 to produce the master plan and planning application. If the site was included in the Local Plan it was felt that the Charity Commissioners would be satisfied that this was a good use of money. If the land was not allocated it might be suggested that the Trust should seek a development partner.

RESOLVED

that provided the Ninesquare Trust would meet the conditions of having a buffer zone at the rear of Petvin Close and Burley Gardens and would work with the Parish Council and residents, support be given to them with their scheme.

196. LOCAL PLAN PART 2

The Clerk reported that the District Council had stated that capacity for burials in the existing Street Cemetery would last for about 14 years and it was considering a strategy for the future. The Neighbourhood Plan Officer reported on the employment site which would be a big development.

RESOLVED

A. that the District Council be informed that the Council considered that the land adjoining the Cemetery should be earmarked for an extension to the Cemetery and that it was in full support of the proposed economic development area

B. that Councillor Dowden and County Councillor Leyshon should keep in contact with the developers of the industrial park and make regular reports to the Council.

The meeting ended at 8.15 p.m.

Councillor Hughes arrived at 7.15 p.m.

Councillor Leafe left at 7.14 p.m. and returned at 7.18 p.m.

