STREET PARISH COUNCIL

Extraordinary meeting of the Council held virtually using Zoom with

remote attendance on 28th January, 2021 at 7.37 p.m.

PRESENT: Councillor A. Prior (Vice-Chair of Council)

(In the Chair)

Councillors: P. Birch, S. Carswell, M. Daniells,

D. Drew, D. Goater, P. Goater, D. Knibbs, L. Mogg, T.W.E. Napper and N. Smith

IN ATTENDANCE: L. Ruff – Clerk/RFO

M. Sandiford – Assistant Clerk Projects Officer

B. Spiller – Chapman Lily Planning Ltd. for Aster

Group

County Councillor L. Leyshon

APOLOGIES: Councillors R. Boyce – working, A. Leafe (Chair)

H. Shearer and L. Wolfers – another meeting or

engagement - reasons accepted

151. MINUTES

The minutes of the meeting held on 19th January, 2021 which had been circulated were approved as a correct record and arrangements would be made for them to be signed by the Chair in accordance with current guidance.

The Clerk agreed to contact Councillor Smith regarding resolution B of

Minute No. 140. The Chair read out a statement reminding members

that the meeting concerned initial discussions with Chapman Lily on the

emerging proposals for the 2 sites which would not in any way impact on any subsequent planning applications, for which the Parish Council would be a statutory consultee.

152. DECLARATIONS OF INTEREST AND DISPENSATIONS

In accordance with the Code of Conduct Councillors Carswell and Napper 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 also declared an other interest under Appendix B in any matters relating to the County Council and that he would keep an open mind when considering matters at County or Parish level.

Councillor P. Goater stated that he was pre-determined as he had campaigned against the development of Cranhill Road car park.

Councillor Birch declared a personal interest in the site at Cemetery Lane as her son lived near to it. Councillor Mogg declared a personal interest in the site at Cemetery Lane as he lived near to it. After making representations Councillors Birch, P. Goater and Mogg left the meeting at 8.05 p.m.

153. AFFORDABLE AND SOCIAL HOUSING – PUBLIC

CONSULTATION – DISTRICT COUNCIL OWNED SITES

AT CEMETERY LANE AND CRANHILL ROAD CAR PARK, STREET

The ACPO gave a summary of the responses received to the

information leaflet delivered to 6,843 households including some in

Walton. 54 written responses had been received and 8 people had

spoken during Public Question Time. Some people had commented on

both of the sites and some on one or the other. The responses had

been circulated to members including an alternative proposal received

2 days earlier from a landowner offering to gift just under 4 acres to the

District Council provided that an equal area could be sold for residential

development. It was also suggested that the entire cemetery and car

park be transferred to the Parish Council.

Questions received had been summarised and sent to Mendip District

Council and responses would be available soon on the Council’s

website. Councillor Birch stated that she was in support of social

housing but did not consider the 2 sites were the right locations for this.

Before 2017 the land at Cemetery Lane had been earmarked as an

extension to the cemetery and people had bought houses in Portland

Road assuming that this would not change. She was concerned about

the impact on wildlife and habitat, that the Lane was single width and

there was a lack of parking in Houndwood Drove and Portland Road

with a difficult exit on to the busy bypass. She felt that the car park was

important for local people to use and to support the High Street.

Councillor Goater felt that Cranhill Road car park should be protected

to support the High Street and businesses. He felt that the data used

to justify the development was spurious and that a parking strategy was

needed and that visitors needed to be able to find the car park for the

cheapest parking. He also felt that there needed to be a burials

strategy for 50 years. He was in support of the alternative proposal

and the transfer of the cemetery and car park to the Parish Council.

Councillor Mogg agreed with comments already made and stressed the

need for parking as Street got back to normal and expanded. He felt

that use of the cemetery extension was not acceptable and that the

alternative site would be better.

With regard to possible development of the former Tesco building and

car park Councillor Leyshon explained that the District Council was not

planning to invest in any retail or High Street sites. B. Spiller could not

comment on the wider issues but explained that community

engagement was a statutory process for Aster. Even without the

pandemic microsites would have been used as they made the

information more available to people. The substance of the comments

received by the Council were the same as Chapman Lily had received.

There was a need for affordable housing with around 204 households

for Street currently on the housing register. The site at Cemetery

Lane had been extensively consulted on through the Local Plan

process and this was at a very advanced stage. It was clear that this

would be a housing site. Chapman Lily would consider all responses

and would make some changes at Cemetery Lane. Consideration of

the car park was less advanced. Councillor Daniells encouraged the

public to engage with the District Council regarding the sale of the land.

Councillor Leyshon explained that the District Council had received

around £846,000 from the Government as land release funds for sites

including the one at Cemetery Lane but not Cranhill car park. Most of

this had been spent. There was a housing crisis but it seemed that no

one wanted social housing near them. The District Council was trying

to find solutions and could state this even if it failed.

Councillor Smith was concerned that plot holders at the cemetery had

not been consulted and about the danger of building on the car park if

there were carcinogenic materials underground. She felt the

alternative site would be better. B. Spiller stated that the site at

Cemetery Lane had been allocated for housing through the Local Plan

and that a suitable remediation scheme or mitigation was currently

being considered. The meeting was adjourned from 8.30 p.m. to

8.35 p.m. to allow a resident to speak. Councillor D. Goater felt that

the offer of the alternative site should be pursued and that if the car

park and cemetery were transferred to the Parish Council this would be

good as they would generate a lot of income.

Councillor Leyshon explained that the alternative site was outside of

the development line for Street, land release and other funds had

mostly been committed, the site at Cemetery Lane had been allocated

in the Local Plan for a few years and there was a need to have a 5 year

housing supply. The District Council would need time to consider how

to progress and there would be a commitment to the process until a

decision was made not to pursue it. The Parish Council had the

opportunity to comment on Cemetery Lane through the Local Plan

consultation and could have sent a leaflet to every household as had

been done now.

Councillor Carswell was in favour of social housing on both sites with

less than 1% of those consulted having responded and the need for

housing being greater than the needs in respect of the 2 sites.

Cemetery Lane would go ahead as it was allocated in the Local Plan.

Possibly less spaces might be built on at the car park. The alternative

site was good but the timing of it was interesting. Councillor Drew felt

that the responses to questions raised from the District Council were

good with it acknowledging that it should have consulted with the

Parish Council earlier. She felt that there were a lot more issues with

the High Street than parking.

RESOLVED

A. that the District Council be asked to consider the alternative land

as it is the view of the Parish Council and the people of Street that the

release of land to the north would be the optimum solution

B. that delegated authority be given to the ACPO in consultation with

the Vice-Chair of the Council to summarise all the comments made on

the emerging proposals for the 2 sites and then to circulate this to

members before submission to Chapman Lily early the following week

C. that the Council would respond to the landowner offering the

alternative site.

154. MATTERS FOR REPORT

It was noted that the District Council did not own any of the allotment

sites in Street and that the duty to provide allotments rested with local

councils. The allotments in Strode Road had been transferred to the

Council from the District Council subject to the land being used for this

purpose. It was agreed that Councillors Napper and Prior would follow

up on a rogue trader issue with a resident of The Mead.

The meeting ended at 9.25 p.m.

Chair \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_