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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_