

MINUTES OF MIDDLEZOY PARISH COUNCIL MEETING

Held on Tuesday 20th FEBRUARY 2018 in Middlezoy Village Hall @ 7.30 pm.

PRESENT: Cllr. P. Baker (Chairman) , Cllr. Lipscomb, Cllr. Laine and Cllr. W. Hawkins.

IN ATTENDANCE: Chris Sidaway (Clerk to Council), Cllr. D. Huxtable, Cllr. D. Alder, Ms E. Carter and 9 members of the public.

APOLOGIES: Cllr. L. Perry and Cllr. N. Gillard

1. Declarations of Interest

Cllrs. Laine and Hawkins both declared interest on the grants item by virtue of association with MCP and the Arts Group.

2. Affordable Housing

The Chairman introduced Ms. Esther Carter of the SDC Affordable Housing Team and invited her to update the Council on this programme. Esther explained that she was the Village Coordination Officer responsible for issuing the Affordable Needs Assessment Survey. This had demonstrated that there were 11 enquiries; 10 for affordable rented accommodation and 1 for rent-to-buy. The next step was to set up a Village Steering Group and it was proposed that Mrs. Mari Bell-Phillips be the local "champion." It was suggested that affordable housing be a standing item on the Council agenda.

There were simple criteria for assessing sites:

1. Is it available with no legal restrictions or covenants?
2. Is it suitable and within or adjacent to development boundaries?
3. Is it safe to develop – no man-made restrictions (cables etc.) or natural obstacles?
4. Is it economically viable?

A feasibility study would be made of the site considering impact on archaeology, ecology, flooding and drainage. A Planning Agent would be commissioned to complete the study which would culminate in visualisations and outline planning application.

The Chairman invited comment from audience:

1. Mr John Swayne, Clerk to Othery Parish Council, reported that Othery had a long and protracted experience of affordable housing mainly on gaining a site but the end result was exemplary. The houses were excellent construction and very eco-friendly and John confirmed that they could not be sold on the open market. He also calmed fears in Middlezoy that the homes had not gone to anyone without some village connection.
2. Cllr. Derrick Alder indicted that Westonzoyland were at the same stage as Middlezoy and recommended that the Parish identify land and proceed and further advised to go beyond the initial interest to cover future demand.
3. Mrs. Mari Bell-Phillips questioned the cover of the Housing Needs Assessment as there were individuals interested who had not received it. It was proposed to re-issue and promote the scheme through the Momms Magazine, Parish website and noticeboard. Esther concluded that there are generally 12 homes to the acre but to conform with local demand could be a mix of houses, maisonettes or dormer bungalows. When sites are identified the design process can "mix and match" and schemes may be completed in timed phases.

(The Chairman thanked Esther, John, Derrick and Mari.)

2.1 Parishioner's Question-time

2.2 Mrs. Sue Wood reported that the road surfaces in Nethermoor Road and Back Lane were in very poor state of repair with surfaces disintegrating. **Action:** Clerk report to Lawrence Hackling.

2.3 It was enquired if there was any progress on A372 junction improvements and reducing the speed limit in the village to 20mph. **Action:** Clerk to investigate but it was advised that there were national guidelines on speed restrictions and the Highway Authority was bound by them.

3. County Councillor and District Councillor Reports

3.1 Cllr. Huxtable responded to 2.3, above, that major works to A372 were prohibitive but if the Clerk contacted Kerrie Jones at County Hall there may be small works improvement grants. The Clerk responded that traffic calming measures like reducing speed limit, better signage and “rumble” strips may work.

3.2 Cllr. Huxtable had no further to add except the County Budget was set which would result in a 2.99% general increase in property charges with a further, government endorsed, 3% to cover adult social care.

4. Chairman's Comments

4.1 The Chairman had no comments apart from it was a positive step to be moving forward on the Affordable Housing Programme.

5. Minutes of the last Meeting

5.1 The minutes were signed by the Chairman as a true and accurate record of the last meeting. Proposed by Cllr. A. Lipscomb and seconded by Cllr. J. Laine. **All agreed.**

6. Matters Arising

6.1 Cllr. Laine had identified sites and gained consents for the dog-signs to be placed.

7. Financial Matters

7.1 The Clerk tabled a budget update showing that the balance stood at a healthy £ 16,774.01.

7.2 Payments to approve:

- Clerk' salary for January = £250.82
- Zurich Municipal Insurance premium = £670.81
- RT Signs for dog-signs = £112.80
- Zoytech for website domain name = £ 40.00

Proposed Cllr. J. Laine and seconded by Cllr. A. Lipscomb **All agreed.**

7.4 The Clerk had added to the Agenda 2 proposed grant applications and had received one from the MCP for £900 towards the cost of installing the digital equipment. An application for matched funding had gone to SDC. The Arts Group application was still pending. With 2 declarations of interest (resulting in the Council not being quorate) and only one application on the table it was **agreed** to defer this item to the next meeting.

8. Planning Matters

8.1 Applications to be decided: None.

8.2 Updates: Greylake House – the Clerk had been contacted by the previous owner but had thus far been unable to contact her back.

8.3 The Chairman and Clerk had attended an SDC seminar on CIL Funding and were pleased to report that Middlezoy had already received £1,144.52 and with another £5,891.71 to come. The Clerk had checked with the CIL Officer who confirmed monies may be “carried-over” and put to a major project like a community shop which satisfied the “infrastructure” criterion.

9. Highways and Footpaths

9.1 Highways: the works that the Clerk had notified Somerset Highways i.e. pavement by Middlezoy House and “jetting” drains by the entrance of Holloway Lane were done. The road by Cutley Farm had been inspected but did not satisfy the Health and Safety assessment for urgent works and would be dealt with in due course.

9.3 Footpaths to be subject to a health and safety inspection in the Spring.

10. Playing Field and Car Park

10.1 Purchase Order was issued to James Pring for playing field fencing.

11. Middlezoy Parish Website

11.1 Nothing to report.

12. Village Hall

12.1 Nothing to report except internal decorating works were completed and new furniture had been purchased.

13. Clerk's Information and correspondence

13.1 The Clerk reported that new Data Protection Regulations 2018 would come into effect in May as the legislation was going through Parliament. The penalties for the multi-nationals were huge (into £10's millions) but as long as good housekeeping was observed the Council would comply. The difficulty was that the Clerk could not be the Data Protection Officer but SALC was negotiating with the higher Authorities to provide this as a service to Parishes Council's for as yet an unknown fee.

14. Any other business

14.1 None.

15. Date and Venue of next meeting

15.1 On **Tuesday 20th. MARCH** @ 7.30 pm in Middlezoy Village Hall.

Signed Date

(Chairman of Council)

(There being no further business the meeting closed at 9.15 pm).