

MINUTES OF MIDDLEZOY PARISH COUNCIL MEETING

Held on Tuesday 19th. MARCH 2019 in Middlezoy Village Hall @ 7.30 pm.

PRESENT: Cllr. P. Baker, Cllr. J. Laine, Cllr. A. Lipscomb, Cllr. F. Collett and Cllr. A. Morris.

IN ATTENDANCE: Chris Sidaway (Clerk to Council), Cllr. L. Perry and 8 member of the public.

APOLOGIES: Cllr. N. Gillard and Cllr. D. Huxtable

1. Declarations of Interested

There were none.

2. Parishioner's Question-time

2.1 It was reported that the stile over the Rhine by the drove behind the playing field was damaged. It was anticipated that a metal gate would be fitted. **Action:** Clerk investigate.

2.2 Affordable Housing: is there any work being done on feasibility for village shop within development? The Village Shop Committee would carry out market survey to assess access, usage and footfall and feed in to overall picture of Affordable Housing.

2.3 Is there any news on alternative site. Chairman responded that there is a site under consideration but is was currently confidential due to legal and commercial sensitivity.

2.4 Kicks Hill site meeting update? The Clerk had robust meeting with Cllr. Huxtable accompanied by the senior Highways Engineer and head of Highways Health and Safety. They would not re-consider change of priorities but would put forward a scheme to mitigate risk by installing mandatory stop signs and improving markings. County Highways to respond with proposals.

2.5 It was reported that residents and commercial vehicles (including the milk float) were not respecting the one way system in and out of the village and using the no exit junction to turn right onto the A372.

2.6 It was reported that an accident damaged BMW was perked on the pavement in Nethermoor Road. It was seen as a hazard on pavement and risk as children were drawn to it. **Action:** Clerk inform police and SDC Environmental Health.

2.7 An enquiry was made over placement of posts etc. on verges to impede vehicles and inappropriate parking. Clerk's experience in this area led him to believe that the owner could be liable for damage to vehicles.

3. County Councillor and District Councillor Reports

3.1 There was no County Councillor report.

3.3 Cllr. L. Perry reported that the revised Local Plan was adopted and online.

3.5 The Townen's Planning Application was on hold and the Westonzoyland Clerk with Cllr. David Hall was investigating.

3.6 There would be Council Tax increases by SDC of £5 on a Band "D" property.

4. Chairman's Comments

4.1 The Chairman had no comments but put forward a **recommendation** that Middlezoy PC does not meet in August but that special arrangement be made should Planning Applications occur.

Proposed by Cllr. A. Lipscomb and seconded by Cllr. F. Collett. **Unanimously agreed.**

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 with the amendment MZ Cricket Club not MX Cricket Club.

Proposed by Cllr. W. Hawkins and seconded by Cllr. F. Collett. **All agreed.**

6. Matters Arising

6.1 There were none.

7. Election Briefing

7.1 The Clerk briefed Members on the May Local elections including eligibility to stand as a candidate, procedures and timings, nomination papers and sponsors and “purdah”. He emphasised that it was the candidates responsibility to ensure papers were correct and lodged before the absolute deadline of 4.00 p.m. on April 3rd.

8. Financial Matters

8.1 The Clerk presented monthly balance sheet and reported that there were joint balances of £14,520.94. There was currently a £27.22 anomaly which he was confident would be resolved by the audit process which would begin shortly.

8.2 Payments to approve:

- G Wagen James for maintenance = £180.00
- Clerk's expenses for final quarter = £332.32. **All agreed.**

9. Planning Matters

9.1 *Applications to be decided:* There were none.

9.2 Updates: Greylake House was undergoing further works which had not been approved under listed building legislation and the Clerk reported that Hollies Close had been approved despite previous objections as Highways had removed objections. **Action:** Clerk investigate Greylake House.

9.3 **CIL Grant:** Nothing to report.

9.4 **Affordable Housing:** dealt with initially under item: 2.2. but the Council had reason to discuss as a Part B: Exempt Item due to legal and commercial confidentiality and a **resolution** was proposed by Cllr. A. Lipscomb and seconded by Cllr. J. Laine to discuss this at the end of the meeting when press and public were excluded. **All agreed and the motion was passed.**

10. Highways and Footpaths

10.1 Highways dealt with under items 2.4 to 2.7.

10.2 James Pring had installed a new dog bin on instruction of Council.

10.3 Mr Henderson reported that a new metal gate would be installed near to Mr Turner's plot and others around the village.

10.4 Now that the PC had confirmed that volunteers would be covered by the Zurich insurance they could go ahead and Ian Henderson and the Clerk would exchange letters to that effect.

10.5 Clerk to order another new dog bin for Chapel perimeter and investigate if one could go near to the Post Box on the junction of Main Road and Westview Close.

10.6 Further reminder to be issued to County Roads over pavement at Middlezoy House and flooding at bottom of Holloway Lane.

11. Playing Field and Car Park

11.1 The subject of inadequacies in the playing field were discussed and expert opinion was that it was the wrong time of year to effect remedial measures and James Pring would hold a discussion with David Lovejoy to determine an action plan. The Cricket Club were retained to keep the field to a high standard of maintenance for a range of users but a regime of very short grass also has a detrimental affect on the pitch. Meanwhile there was a present danger to all users over holes and cracks. Clerk to investigate a reasonable cost effective solution to this problem as the PC could be liable for any damage.

11.2 Cllr. Lipscomb enquired about SDC funding through RLT2/RLT3. The Clerk had established that there were RLT2 funds available for children's play equipment but the criterion demanded that it was for new capital equipment not an upgrade or maintenance. The RLT3 was a general pot that required a competitive bid that could take some time.

12. Middlezoy Parish Website

12.1 Nothing to report except that Chairman emphasised need to get Agenda and Minutes on to satisfy Community need for transparency particularly over affordable housing.

13. Village Hall

13.1 Fundraising was proving successful and a Summer Fête for July 6th. Was planned.

13.2 Clerk to forward PC Bank details to Cllr. Laine to facilitate transfer of £500 owed as grant contribution towards the Digital Audio Visual equipment and Audio Link.

14. Clerk's Information and correspondence

14.1 The Clerk asked authorisation to attend two training sessions with SALC; one for audit/finance training at £30.00 cost (shared between 3 Parishes) and a Clerk's briefing/update which was free.
Permission granted.

15. Any other business

15.1 There was none.

16.Date and Venue of next meeting:

16.1 On **Tuesday 16th. April 2019 @ 7.30 pm** in Middlezoy Village Hall.

Signed Date

(Chairman of Council)

(There being no further business the meeting closed at 9.00 pm).

EXEMPT ITEM: PART B - CONFIDENTIAL

17. Affordable Housing

17.1 The Chairman gave a briefing on the last Affordable Housing meeting of which Members had been supplied the SDC Minutes and also the Clerk's notes. The important issue was that the Chairman had asked for a stop to works on the Back Lane site while a further site was investigated.

17.2 The Back Lane site had been subject to a Highways access appraisal which, although not yet published, finds **no** significant barriers that traffic calming measures would not mitigate.

17.3 The Holloway Road site was currently subject to Probate which was a legal process that could, depending on the complexity of the estate, be a lengthy affair. Probate involved valuation of the deceased estate to establish statutory evidence for death duties etc. before any assets may be disposed. The Clerk was **instructed** to gain from SDC Affordable Homes guidelines as to their valuation criteria for development land but it was known that they would not negotiate with multiple owners. **Action:** Clerk

17.4 The Holloway Road site was outside of the Local Plan development demarcation lines by some way but had advantages on access and sight lines but SDC Planners had offered a number of reasons why it would not be suitable. It was up to the Parish to make a case if they decided to go this route and the Chairman would make discreet enquiries with owners if it was a possibility. **Action:** Chair

17.5 The Chairman stated that this was becoming a contentious issue in the village and Cllr. Laine emphasised that there were unpleasant feelings circulating over any potential "donors" of land for affordable housing. The Chairman asked if the Council would formally endorse his decision to stop works on the Back Lane site which was **unanimously agreed**.

17.6 It was further **recommended** and **agreed** that due to his great experience and knowledge of Affordable Housing schemes that Mr Nobby Turner be invited to join the Working Party.

Signed: Date:

Chairman of Council

(There being no further business the closed meeting concluded at 10.00 pm).

