

Middlezoy Parish Council

Parish Clerk: Mrs Jacqueline Strong, 178 Burnham Road, Highbridge, TA9 3EH
Mobile: 07864 051315

Minutes of the parish council meeting held on Tuesday 16th November 2021 at 7:00pm

Present: Cllrs. Paul Baker, Aviva Morris, Ann Lipscombe, Becky Turner and Ruth Tinsley

In attendance: Jacqui Strong (Clerk), Cllr. Anthony Betty (left 7:15pm) and 66 members of the public

Public Discussion: Public discussion to be moved to later in the meeting

233/21/MPC Apologies

No Apologies

234/21/MPC Declaration of Interest in items on the agenda and dispensations granted

No declarations of interest received.

235/21/MPC Receive and approve minutes

Minutes received and **approved** of the meeting held by the Parish Council on Tuesday 19th October and Tuesday 9th November 2021.

236/21/MPC Receive Chairman's report

The Chairman reported that the meeting would run slightly differently this evening allowing parishioners time to contribute later to the meeting about the village shop, affordable housing, and planning application.

237/21/MPC Receive County Councillor reports

No report received

238/21/MPC Receive District Councillor reports

The District Councillor reported that comments are open to respond on the new Gravity proposals, Unitary Council meeting arranged for later in the year, free car parking on Saturday 4th/11th/18th December in Sedgemoor District Council car parks

239/21/MPC Receive reports for the police or other emergency services

Signed

No Police report received but reported obstruction in the village directly to PSCO.

240/21/MPC Payments within budget

The Parish council noted the payments made within the budget

SPFA Playing Field Inspection Invoice 17088 chq 998	£140.00
Maintenance (electronic)	£305.00
Grit Bin (electronic)	£166.02
Somerset Playing Field Association Payment chq 1000	£15.00
Jubilee Cheque Payment Chq - 999	£450.00
Mileage Expenses (Clerk x 2 visits)	£24.30
Training How to budget effectively chq 1003 (SALC)	£50.00
New Councillor Training chq 1004 (SALC)	£25.00

241/21/MPC Payment not within the budget

The parish council **resolved** to pay for the notice board costs.

Notice Board costs (Total reimbursement) – chq 1002 – Key to be kept in the shop and available for community notices.	£71.69
---	--------

242/21/MPC Note Community Infrastructure Levy Payment (CIL)

The parish council noted a payment received of £620.17

243/21/MPC Community Update

The **Jubilee Committee** is made up of 7 members who have organised a program of activities and would welcome any ideas. A grant of £450 has been provided by the Parish council and hopefully the committee will at further grant applications in the future. Anticipate significant costs will be actively fund raising for the Jubilee weekend, so far, the cake sale raised £274, the women's social brunch raised £382 – the next fundraiser is on 2nd December with the Big Dress sale – all dresses £5 so far 100 donated. In 2022 the Big Quiz has been arranged for 14th January, Village Garage Sale on 26th March with a program of the full weekend events being published soon. Hoping for a positive response from the village.

The **MCP** bonfire raised £600, Friday night bar is to continue to open 5:00pm – 7:00pm, Music and Jamming on 21st November 2:00pm – 5:00pm all welcome, MCP Meeting 6th December if anyone would like to join the committee please come along. New Year will see Horse Racing event moved to 14th May to allow for extra space.

Signed

244/21/MPC Village Shop

The Shop Committee approached the parish council due to committee concerns over the continuation of the existing members and the struggle to find volunteers.

The committee have decided to step down and if the shop closes the likelihood will be that the Post Office will close also. Although there is a 3-month notice period, if the post office closes the nearest is in Langport, Somerton or Bridgwater.

The vacancies on the committee include chair, secretary, health & safety, volunteer coordinator, treasurer, shop manager. Meetings currently happen every other month, but this is open to negotiation with the new committee. More details can be obtained from Florence and would like to receive as much interest as possible before the 10th December, without a committee the shop cannot operate. Fliers have been circulated in Middlezoy, Othery and Westonzoyland.

245/21/MPC Affordable Housing

SHAL are currently in contact with the landowner, who has requested that the site remain confidential. SHAL are prepared to meet the Housing Needs Assessment carried out in 2021, with architect plans being drawn up to incorporate a village shop if this is required. There will be two types of housing built if it goes through 1) rental properties based on a percentage rate of the current open market rental costs and 2) Shared Ownership with an agreement on the percentage owned which will get passed on to the next owner with priority to those linked to the village. SHAL homes are being built to be life homes and energy efficient using new technologies. The aim is to make them future proof through the placement of power points/light switches/door width (wheelchair accessible). This is not standard across all housing providers. The criteria is a tiered system and has not been decided yet but will include the following examples: 1) resident in Middlezoy for 5 years, 2) Connection i.e., born in the village, 3) work in the village 4) Westonzoyland/Othery 5) further afield. The housing needs survey remains as it is for local people and received 54 responses identifying 26 homes of varying types.

	Rental Homes x 19
9	1 bedroom
5	2 bedroom
3	3 bedroom
2	4 bedroom
	Shared Ownership
5	2 bedroom
2	3 bedroom

Signed

For people interested then signing up with Home Finder is the appropriate action.

The architect would look at the layout including parking spaces during the design stage. Following this district council would make a decision but all agencies would be invited to comment including highways for access issues. SHAL have produced developments local to the area and it might be worth visiting these sites to view the quality of their developments, social housing has a higher spec than open market housing. The site is in its infancy but once negotiations have finished between the landowner and SHAL the outline planning permission will be submitted followed by full consultation. The time scale is currently unknown but could be looking at anything up to 2 years, but the hope is to submit initial plans in the New Year. The homes are designed for people who cannot afford to purchase open market value homes and to make properties affordable. Observation that some people may not be eligible which was frustrating. The parishioners were keen to know when the site would be published but due to the landowner requesting this to remain confidential the parish council were not able to comment, however against the parish councils request the site was disclosed to the people present. The site is currently under negotiation and will update at a later date.

246/21/MPC Planning applications

Planning number 34/21/00007

Request: Erection of single storey extension to the side elevation with access ramp on site of existing porch

Location: Karenza Main Road, TA7 0PB

The Parish Council resolved to approve the planning application and saw no grounds for any objection.

Planning number 34/21/00008 – Major Development

Request: Full planning permission – erection of 26 dwellings, incidental open space, draining, landscaping and associated infrastructure.

Location: Land East of Back Lane, Middlezoy TA7

There was an in-depth discussion about the proposed development involving members of the parish. A presentation was provided outlining how to respond to any planning application on Sedgemoor Online and the advice that the district council provide about **valid** planning grounds including:

- Traffic generation and road safety
- Impact of the building on its neighbours for example, through overshadowing, overlooking, loss of privacy
- Effect on the landscape
- Compliance with national, regional, and local planning policy and guidance.
- The impact upon the character and appearance of the area or street including the appropriateness of design, materials, landscaping, etc.

Signed

- Other environmental issues such as noise.

Invalid planning grounds include:

- Impact of development on property values
- Maintenance of a view from a private property
- Civil matters such as ownership
- Private rights of way and restrictive covenants
- The fact that development may have already begun

The proposal is for 26 dwellings of which 10 will be affordable homes and is a request for full planning permission.

Significant concern was raised about the increase in traffic and road safety concerns with due concern over visibility and pedestrian safety given the lack of footpaths in the village. The development would also change the layout of the road and affect parking for the existing properties who do not have off street parking. The design looks to take land from the pub and neighbouring properties which was not felt appropriate. In 2018 similar points were raised by SDC amenities and highways. But Hydrock who are dealing with this application have indicated that mitigating circumstances could be provided to overcome any concerns, although residents could not understand how the width of the road which goes against highways regulations could be permissible. It was explained that various parties including the highways department would be consulted. In the reports it is indicated that Back Lane would not be used by the new development but as highlighted currently Sat Navs direct people along Back Lane to reach the village hall, with large vehicles including light commercial and farm vehicles using this narrow road. The applicant was unable to attend the meeting due to the short notice however is prepared to talk to the parish council to clarify any points. The applicant has used the previous consultation with Acorn Homes within this application and the parish council did not feel this was appropriate and there had not been any consultation with regard this application although the ratio of 60/40 for affordable homes was the same.

The key points are:

The village doesn't want this development as it fails to meet the housing needs of the village based on the 2021 survey of 26 affordable homes not 10 as detailed in the application.

Concerns over traffic generation as with the proposed homes on the back lane site on 26 dwellings with 10 being affordable there would still be a requirement for 16 further affordable homes resulting in 42 more homes not the 26 that are needed.

Road safety concerns due to the visibility and priority traffic system.

Tier 3 Sedgemoor District Councils Planning Policy – Middlezoy sits within this tier and the government advises against large developments unless affordable home and should not be granted permission.

No supporting infrastructure i.e: new village shop site to support the parish needs.

Signed

There were concerns that if this development didn't go ahead would the village actually lose out completely on affordable new homes for a village in desperate need. Reassurance was provided that the alternative site would be pursued with SHAL.

The parish council advised that anyone in the room could comment on the planning application as outlined at the start of this discussion and when the planning application goes before the district council, members of the community can register to speak for 2 minutes. If you have signed a petition though only one person can speak which maybe the organiser (but doesn't have to be). The MP, county Councillor and district councillors can be contacted by members of the parish and informed of the feelings discussed this evening, with both Cllr Betty and Cllr Perry sit on the planning committee.

The deadlines are different online and, in the letter, received by some residents. With 10th December being the furthest deadline, but in the letter, it is the 29th November with the Parish Council having until 2nd December to provide their response.

The Parish Council **resolved** to object on the grounds listed above and will work with the clerk to formulate their response and will circulate via the website and social media once completed.

247/21/MPC Correspondence

List of correspondence noted by the parish council.

248/21/MPC Meeting closed at 21:00pm

249/21/MPC Date of next meeting

The next parish council meeting will be on Tuesday 21st December 2021 at 7:30pm. Any agenda items to the clerk by 13th December 2021.

Signed