

Spaxton Parish Council – Meeting MINUTES

Minutes of the meeting held at 8:00 pm on Monday September 4th 2006 at Spaxton Village Hall.

i)	Members present: The Chairman – Mr D Jeanes, Mr J Edwards, Mr V Hughes, Mr B Porter, Mr P Williams, Mr M Stevens, Mr R Adcock & Mrs D Richards.	Action
ii)	District Councillors present: Mr J Edney & Mr K Dyer.	
iii)	Members of the public present: Mr J Merchant, Mr V Massey, Ms C Mitchell, Ms R Watkins & Mr S Millard. Also the Rural Housing Enabling Officer, Felix Marsh.	
	<p>Prior to the commencement of the formal meeting, a public session was held. Mr V Massey spoke on behalf of the members of the public present to express deep concern at the proposals contained within planning application 1/45/06/18 submitted by Mrs W Kirkpatrick. The view was expressed that the development proposed was inappropriate for this particular site in terms of inadequate plot size and the detrimental effect on neighbours' light and privacy, and for the village as a whole in terms of visual amenity. There were also grave concerns at Mrs Kirkpatrick's apparent appropriation of the access road to the site, since ownership of this road is as yet undetermined, and use of it by at least 9 neighbours as well as BT is essential and has been established by precedent over many years. There were also issues regarding the statutory notification period, since the application was registered on July 31st and neighbours were not advised until August 28th; there is still no public notice attached to the site.</p> <p>Members of the public then stated their intention to write separately objecting to the proposals and to make enquiries with regard to ownership of the lane.</p>	
1.	Apologies for absence: Mr S Stretton, Mr D Joslin & Mrs L M Cartwright.	
2.	Declaration of Member's interests: None	
3.	The minutes of the meeting held on Monday August 7 th 2006 at Aisholt & Merridge Village Hall were read and approved.	
4.	<p>Matters Arising:</p> <p>i) Mr V Hughes advised members that a plan had been submitted to re-position the gallops at Great Knowles Farm to preserve the footpath. The clerk had also received confirmation that the footpath would not be obstructed, and also that additional screening would be put in place.</p>	
8.	<p>Planning items:</p> <p>Planning applications decided since the last meeting: none</p> <p>New applications: 1/45/06/18 Mrs W M Kirkpatrick, erection of dwelling on land to the NE of The Old Smithy, High Street, Spaxton – members concurred with all of the points raised during the informal part of the meeting, and resolved to raise an objection accordingly. The clerk was asked to make BT aware of Mrs Kirkpatrick's proposals. 1/45/06/20 Mr & Mrs W Bryant, fell 10 Field Maple trees and one Ash tree on land to the NE of The Old Mill House, Church Road, Spaxton – no observations.</p>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">SK</div>
5.	<p>Presentation by Felix Marsh, Rural Housing Enabler, Community Council for Somerset: Felix explained to those present that his role entailed helping Parish Councils to develop affordable housing projects that meet local needs and help people to stay in their villages. The next step for Spaxton will be the production of a Housing Needs Survey to establish whether a clear need exists, and it will be the</p>	

	<p>responsibility of the Parish Council to follow up the survey, meet with landowners and developers and so on. The sites selected for affordable housing are usually exception sites, on which generally 5-6 units per quarter acre can be built. Land prices are in the region of £10k per unit, and since the sites chosen are highly unlikely to ever be agreed for normal development landowners may be willing to accept the price.</p> <p>After a brief discussion, members felt that they would like to proceed to the survey, but would put the item on next month's agenda.</p> <p>The members of the public left the meeting at 9.05pm</p>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">SK</div>
6.	Footpath: SALC: QHJAC: Parish Cluster Reports (as appropriate) – none.	
7.	<p>Financial items:</p> <p>i) Statement of Accounts: Current account £2644.25 credit, Capital reserve account £8189.28 credit.</p> <p>ii) There were no payments requiring confirmation.</p> <p>Felix Marsh left the meeting at 9.10pm.</p>	
9.	<p>Correspondence received: circulated at meeting other than:</p> <p>i) There were no volunteers to attend either the Quantock Hills Archaeological Symposium on Sept 30th or the Somerset Mayor's Charity Event on Sept 16th.</p>	
10.	Matters of report & items for the next meeting: none.	
10.	Date & time of next meeting: Monday October 2 nd at Spaxton, and Monday November 7 th at Aisholt & Merridge.	
	The meeting closed at 9.20pm.	