

# OAKE PARISH COUNCIL

Minutes of the Annual Oake Parish Council meeting held at the Oake and District Hall, on: Thursday the 9th May 2013 at 7.00pm

1. **PRESENT**

Councillors: A Dyke (Chairman) D Roots, C Bishop. C Stokes, HJ Sharland,

In attendance: Bryan Howe (Clerk)

Also present: Members of the public. Jo Humble (TDBC Housing) Louise Davidson (English Rural Housing Services) Tim Mourant (TGC Renewable's)

**The meeting was digitally recorded.**

2. **PUBLIC SPEAKING TIME**

Mr Tom Holley informed the meeting that his planning application 27/13/0004 will be withdrawn and he explained the reasons. Mr Holley said the application will be resubmitted after further sound surveys and other matters have been carried out. The clerk thanked Mr Holley for attending the meeting and keeping the Parish Council informed.

A member of the public asked if the clerk could arrange to have dog (No Fouling) signs erected.

The clerk will contact TDBC to enquire about erecting some signs.

It was also reported that the notice board outside the school is looking tired and needs upgrading. Cllr Roots said he would contact the school about the problem.

3. **APOLOGIES**

Mrs F Dunn, I McMath, PCSO Sharon Cridlin

4. **ELECTION OF CHAIRMAN AND VICE CHAIRMAN**

The clerk asked for nominations for chairman and vice chairman for the forthcoming year. Cllr Roots proposed that Cllr Dyke be elected as chairman and this was seconded by Cllr Stokes and unanimously agreed. Cllr Bishop proposed Cllr Dunn to be vice chairman this was seconded by Cllr Dyke and unanimously agreed.

5. **DECLARATIONS OF INTEREST**

Cllr C Bishop declared an interest in all planning issues stating that if he says anything in respect of planning issues he reserves the right to alter that opinion when the application is put to the planning committee and the full facts are available.

6. **MINUTES**

The minutes of the meeting held on the 11<sup>th</sup> April 2013 were circulated; the minutes were signed by the Chairman as being a correct record.

7. **MATTERS ARISING**

**New Stiles and Gates**

The chairman confirmed that there is still some work to do before the Parish Council will receive an invoice.

**Links with other Parish Councils**

Nothing to report

**Affordable Housing.**

The chairman introduced Louise Davidson from English Rural Housing Services and Jo Humble from Taunton Deane Borough Council's housing team.

Louise explained that First Step Homes have commissioned her to undertake a desk top study into affordable housing needs in the parish of Oake. Rural Housing services is a specialist rural consultancy established by the Rural Housing Association to provide bespoke services to local authorities, parish councils, landlords, developers and registered providers. In order to promote its independence from any potential development opportunity, Rural Housing Services will not

undertake commissions in parishes or areas where English Rural Housing Association has, or intends to have, an ongoing development programme. The method that has been used to gather information is known as secondary data, by taking facts and figures extracted from elsewhere to develop a picture of housing needs in the parish of Oake. Information is sourced from Government statistics, housing market information, data provided by Taunton Deane Borough Council and other research into housing.

Louise provided a detailed report to all councillors and the conclusion of the report is Oake is a desirable place to live, with an active community, a wide range of local services and employment opportunities. It is, however like many other small parishes in Somerset, a place where the incomes of local people are generally low but property prices are high. There is no evidence to suggest that Oake bucks this trend across rural Somerset or the South West. Whilst there is existing social housing stock in the Oake parish, vacancies rarely occur and the competition when a home is available for re-letting is high.

**The full report is available from the clerk.**

Cllr Bishop asked various question about the statistics provided and about the planning process and rules. Jo said she would investigate the planning issues.

Jo Humble talked about the right to buy scheme, choice base lettings and the current housing stock in the parish of Oake.

Cllr Bishop said that local people would not be against affordable housing in the parish of Oake if the housing stock was protected for local people and he also said the number of dwellings being proposed were not un-reasonable.

The next step is to carry out a needs assessment of real needs in the area by organising a consultation exercise with the community to identify local demand.

The Parish Council agreed in principle to be involved in carrying out a needs survey and a discussion took place on the way this would be done. Cllr Stokes felt that the survey could give the parish council an opportunity to ask other questions not related to housing, this could be done alongside the survey but the detailed information needed for housing reasons is confidential.

**New Rendy Solar Farm**

The chairman introduced Tim Mourant from TGC Renewables who have submitted a planning application for a solar farm at New Rendy Farm. The Parish Council had previously objected to the development mainly due to lack of details shown in the application for the construction traffic and access routes.

Tim provided documents from Somerset Council and a provisional traffic management information plan that fully explains the routes and flow of construction traffic. The plan also restricts traffic at certain times of the day as requested by the Parish Council. Councillors generally felt the company had made a great effort to meet the needs of the community and the revised plans will be considered again at the June meeting.

All documents and reports are available on the Taunton Deane Web site or from the clerk.

**8. MATTERS OF REPORT**

**Police report**

PCSO Sharon Cridlin sent her apologies and the clerk circulated the report.

The clerk said he would contact Sharon regarding some incidents that were not reported.

**Shop management committee update**

No report

**Web site updating**

The clerk reported that the new site is now live and can be found at: [www.oake.org.uk](http://www.oake.org.uk).

The clerk asked councillors and the public to inform him of any errors or changes.

**Village Hall Committee**

No report.

**9. ITEMS FOR DISCUSSION/INFORMATION**

The clerk reported that the insurance policy is due for renewal under the three year contract with effect from the 1<sup>st</sup> June 2013.

The clerk gave the chairman information regarding footpath liaison officer.

**10 PLANNING**

**Planning Applications received**

**27/13/0004**

Change of use of Agricultural land with the erection of buildings to form boarding kennels and isolation unit at Fiveoak, Hillfarrance (resubmitted)

*The Oake Parish Council did not discuss the application because they were informed that it will be withdrawn.*

**Planning Applications granted**

None

**10 FINANCE**

**Payments**

Clerks Salary (March)	£189.12
HMRC Tax for Clerk	£39.78
LCR Subscription	£16.00

**Income**

Precept	£5,231.00
---------	-----------

The above payments were approved by the Parish Council.

The chairman signed the up to date cash book with bank reconciliation for the period ending 30th April 2013.

Balances in bank accounts as at 30th April 2013 were:

Current account:	£6,619.96
Reserve account:	£1,778.73
Post Office account:	£1,033.10
<b>Total:</b>	<b>£9,431.79</b>

**11 CORRESPONDENCE FOR CIRCULATION/OTHER MATTERS**

The Clerk circulated various documents.

Date of the next meeting: Thursday 13th June 2013.

The meeting closed at 8.43pm

Signed \_\_\_\_\_  
Chairman

Date \_\_\_\_\_