

OAKE PARISH COUNCIL

Minutes of the Oake Parish Council meeting held at the Oake and District Hall, on:
Thursday the 14th March 2013 at 7.00pm

1. **PRESENT**

Councillors: A Dyke (Chairman) C Stokes, D Roots, Mrs F Dunn, C Bishop, I McMath.

In attendance: Bryan Howe (Clerk)

Also present: Members of the public. P.C .Adrian Hooper

The meeting was digitally recorded.

2. **PUBLIC SPEAKING TIME**

A member of the public asked a question about the proposed solar panel farm at New Rendey Farm. His question was what would happen at the end of the life of the farm? Cllr Bishop explained that the planning permission (if granted) will be for a period of 25years and at the end of that period the land has to reinstated back to its original condition and use.

3. **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.

4. **APOLOGIES**

Tony McMahon (S.C.C.) HJ Sharland,

5. **MINUTES**

The minutes of the meeting held on the 14th February 2013 were circulated the minutes were signed by the Chairman as being a correct record.

6. **MATTERS ARISING**

New Stiles and Gates

The chairman confirmed that work has been carried out on a new gate in the middle of Hillfarrance and the new steps at Rectory Lane. There is further work to be carried out and the funding will come from the grant of £690 received from the Somerset County Council.

Links with other Parish Councils

The chairman said that he and Cllr stokes had met with the chairman of Nynehead Parish Council regarding the proposed solar panel farm at New Rendy Farm. Cllr Stokes said discussions took place regarding other issues and Nynehead Parish Council said they would discuss these subjects at a future meeting and report back. The meeting was informal with no minutes taken.

New Rendy Solar Farm

See 9 planning.

Affordable Housing Meeting

The chairman and Cllr Stokes recently had a meeting at Taunton Deane House to discuss Housing needs within the Oake area, the meeting involved English Rural Housing, Taunton Deane Borough Council and 'First-step-homes'. Cllr Stokes reported that the building company would only build for identified local people. They would like to build on Parish led developments. The builders intend to proceed with plans and the company would like the Parish Council to be involved. English Rural Housing association are currently looking at the housing needs and they feel there is significant likelihood of need for affordable housing in the Oake area. This was backed up by Taunton Deane Borough Council. 'First-steps-homes' build mixed housing developments with affordable houses and open market homes and they pay low costs for housing land. The parcels of land they are looking at are outside the settlement limits of the village. A survey would be needed which would be carried out and paid for by 'First-steps-Homes' and the Parish Council could get involved with the survey to add questions about other needs in the Parish. The chairman said the development would probably be about 15 dwellings. Cllr Bishop said as yet planning permission has not been given for this type of application in Taunton Deane since the publication of the NPPF and the adoption of the Taunton Deane Core Strategy. The chairman read out some statistics relating to housing needs in the Oake Parish. Cllr Stokes asked if a need was proven would the Parish Council like to be involved. The chairman proposed that the Parish Council invite Louise Davidson

from English Rural Housing and Jo Humble from Taunton Deane Borough Council to the next meeting on Thursday April the 11th to discuss the issues, this seconded by Cllr Dunn and unanimously agreed. Cllr Bishop gave some statistics provided from the last census in 2011 and he said he would copy the document and circulate.

Letter from Shirley Ridgeway.

The clerk was given some information regarding the local history of a family mentioned in Mrs Ridgeway's letter and he said he would send this on to Mrs Ridgeway.

7. MATTERS OF REPORT

Police report

Police Constable: Adrian Hooper said there had been a theft of items from the recycling centre and the theft of a car from Hillcommon. A strimmer was taken from an outbuilding. Adrian asked everyone to be vigilant and report possible crimes such as registration numbers or suspicious cars and suspicious behaviour. Cllr Bishop asked about a campaign regarding leaving valuables in cars. The PC said leaving valuables on show in vehicles is a real problem in rural areas.

Shop management committee update

Cllr F Dunn reported that invitations had been sent out to all householders regarding joining the new shop membership scheme. The official opening of the shop will take place on Saturday 23rd March with a taster morning, all are invited.

Web site updating

The clerk reported that things have moved on and it is nearly ready. It was agreed that the clerk, Kirsten Horton and Fern Dunn would meet to look at the new web site to finalise things.

Village Hall Committee

There was no meeting to report.

Community Infrastructure Levy

Cllr Bishop confirmed that the levy is still out for consultation, and should be published in September.

8 ITEMS FOR DISCUSSION/INFORMATION

NHS Somerset Joint Strategic needs assessment 2012

The clerk reported that the above has now been published.

SID (speed indicator device) Statistics (already circulated)

The clerk circulated the previous month's results from the speed indicators.

Letter from Mrs Ann Lock

The clerk read a letter from Mrs Lock enquiring about her family history in Hillfarrance. It was agreed that the clerk would put an article in the 'news from the villages' book asking for help and also ask Marcia Maunder for her knowledge.

9 PLANNING

Planning Applications received

27/13/0001- Change of use of land to the east of the property to be incorporated as residential Curtilage at 45 Saxon Close, Oake.

The Oake Parish Council supports the application.

27/13/0003-Installation of solar PV development of 16,020 ground based racking system, mounted solar panels, power inverter stations, transformer stations, sub station, security fencing with associated access gates and CCTV security cameras mounted on free standing support poles on land east of New Rendy Farm, Oake

The Parish Council voted to **object** to the granting of planning permission for the following reasons:

- The Parish Council is in favour of renewable energy and in other circumstances would support this application, however the application failed to consider the impact on the local community with lack of information about the building programme. The application does not consider or give information on any of the following and without this information the Parish Council cannot support the application:
- Which roads and routes construction traffic will use to access the site?

- How many vehicles and the size of the vehicles which will be used in the construction.
- How long will the construction take to finish.
- The number of journeys that will be made to and from the site and where the vehicles will travel.
- The times of the day the deliveries will take place as the local school and other businesses in and around Oake will be disrupted.
- The impact the vehicles will have on the roads and bridges in the area.

Without this information the Parish Council is unable to support the application, however with this information and if planning permission was given the Oake Parish Council would like to be involved in minimising these impacts on the community

Planning Applications granted

27/12/0027- Demolition of a conservatory and erection of single storey extension to the rear of 1 Saxon Close.

10 FINANCE

Payments

| | |
|---------------------|---------|
| Clerks Salary (Jan) | £189.12 |
| HMRC Tax for Clerk | £39.78 |
| SALC (Subscription) | £183.52 |

Income

None

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 28th February 2013.

Budget monitoring

The clerk provided a budget monitoring report detailing all payments and income for the year 2012/13. It was agreed that any surplus from 2012/13 would be put in the reserves.

Balances in bank accounts as at 28th February were:

| | |
|----------------------|------------------|
| Current account: | £2,060.78 |
| Reserve account: | £1,778.52 |
| Post Office account: | £1,033.10 |
| Total: | £4,872.40 |

11 CORRESPONDENCE FOR CIRCULATION/OTHER MATTERS

The Clerk circulated various documents.

Date of the next meeting: Thursday 11th April 2013, this meeting will include the annual Parish meeting and will start at 6pm.

The meeting closed at 8.27pm

Signed _____

Chairman

Date _____