

SHERBORNE ST JOHN PARISH COUNCIL

Minutes of the Sherborne St John Parish Council Meeting held at 7.30p.m in the Village Hall Sherborne St John, on Monday 15th December 2014.

The minutes below are not in strict agenda order

14.110. Neighbourhood Plan

The Neighbourhood Plan Committee held a short meeting at 7.00p.m prior to the Parish Council meeting.

Present:

Julian Crawley	Chairman	Richard Morgan	Mike Harrison	Linda Agnew
Syd Abraham		Harold Hatt	Penny Mayo	Administrator

1. Julian Crawley had produced 3 drafts for review by the Committee members:

Draft Housing Target for SSJ Report

Draft Environmental Site Assessment

Draft Assessment Matrix for scoring each site.

2. Questionnaire. Linda Agnew had completed much of the analysis work on the questionnaire responses entered into the Survey Monkey analysis programme producing the information in a variety of formats – pie-charts and graphs - and was in the process of collating the extensive lists of comments in each section. She will e mail the pdf file she has produced so far to the Administrator & committee members for them to study followed by a pdf file containing the comments pages when completed. **LA**

She will also send a pdf file summarising the information to the Administrator who will get the charts and details printed out for display at the public meeting in the Village HALL ON 14TH March 2015 when interested parties can review the results of the questionnaire and draft Neighbourhood Plan. **LA**

Responses (190) from residents supported the need for some new houses – specifically smaller units – in order to allow for some growth in the parish and in order to keep it alive with around 15 units being considered a reasonable number. There was great concern that too much new development would put unacceptable pressure on local infrastructure and would lead to recognised parish boundaries being breached. There was also support for development of warden controlled sheltered accommodation.

The questionnaire consistently recorded the most positive aspects of the Parish as a lovely village, friendly people and a vibrant caring community.

Consistently the greatest worry was that the village would be swallowed up by Basingstoke and loss it's separate identity.

The information gathered from the questionnaire would be incorporated in the matrix for assessing prospective sites that have been identified.

3. The Chairman will use the analysed results from the questionnaire (and recent Housing Needs Survey) to complete the Housing Target for SSJ Report (already circulated in draft form). This will then be sent to all the prospective developers to ask if they can provide what has been identified as required by the residents.

The Committee were undecided as to whether sustainability assessments were needed by BDBC. **JDC**

The Chairman has a meeting on 22nd December with BDBC's Emma Clarke when he will ask her to review the report and identify if there is any area missing which needs to be included.

A meeting with the consultant Alex Munro will be arranged later to discuss the actual writing of the Plan.

Mike Harrison will forward 2 maps to the Administrator for circulating to the Committee. **MH**

Meeting 8th January 2015 11.00a.m in the Village Hall with Rydon Homes.

*Arrangements for reviewing prospective sites to be finalised later using draft assessment & scoring sheets when any amendments have been made by the Chairman . **JDC***

Parish Council Meeting 7.30.p.m

Present:

Cllr R Morgan	Chairman	Cllr S Abraham	Vice-Chairman & Treasurer
Cllr L Agnew		Penny Mayo	Administrator

Also present 2 parishioners.

14.111. Apologies for absence

Apologies were received from Cllrs N Rougier, J Tomlinson, J Leek & K Chapman.

14.112. Minutes of the meeting 24th November 2014

Cllr Abraham proposed acceptance of the minutes of the meeting held on 24th November 2014 seconded by Cllr Morgan.

14.113. Matters arising from the minutes

14.105a Buses Mr Wilkinson has a meeting on 6th January 2015 with Peter Smith, BDBC Community Transport Manager to discuss the present situation and the problems arising from the imminent closure of the Village Post office. Stagecoach may also attend.

14.114. Housing needs Survey

Mags Wylie, Senior Rural Housing Enabler for Action Hants, presented the findings from the Housing Needs Survey carried out in July 2014. She supplied hard copies & has already e mailed the Clerk with the results which will be forwarded to all concerned. **PM**

The response had been extremely good with a 42% response from the 523 questionnaires distributed.

Only those households who needed affordable housing completed part 2.

Part 1

The profile of the present accommodation was:

93% houses/bungalows, 7% flats

74% 3 to 4 bedded houses 26% 1 to 2 bedded houses

80% owner occupied 14% rented through Housing Associations & 3% privately rented

Demographic trend was towards smaller households but the survey showed that there were few small units in the present Parish therefore it was difficult for people to stay within the parish. The survey showed a stable community with 40% having lived over 20years in the Parish.

93% were happy with their accommodation while 7% thought their accommodation inadequate.

Many 3 to 4 bedded houses had someone over 65 living there and some thought the accommodation too big.

There is a recognised need for people to be able to downsize to a smaller owner occupied residence while remaining in the Parish.

27% thought affordable housing was needed for local people, older residents or 1st time buyers.

72% preferred owner occupied tenure with 17% shared ownership .

86% wanted to remain in the Parish.

Part 2

22 households completed this section

2 rented from Housing Association, 9 shared ownership with a housing Association

Various reasons for needing affordable housing were divorce, overcrowding , inability to pay a mortgage.

17 wanted affordable housing with a Housing Association (however only 2 of these were registered with BDBC). The Parish Council need to ensure the information is made clear within the Parish that if you – the other 15 – want to be considered for affordable housing in the future they **MUST** be registered with BDBC.

24 households with local connections are registered with the Housing Needs register as wanting affordable housing. Many have below national average incomes therefore cannot afford purchase or private rent. **PC**

While the Housing Needs survey identified a need for 10/15 affordable houses in the community with 74% community support to implement the local exception policy with BDBC to gain planning permission for sites she pointed out to the Parish Council that this option may not be possible. BDBC may not grant the need as exceptional as they may say the need is covered by the local letting policy for affordable housing incorporated in the DW Homes at present being built in Marnel Park. BDBC may therefore say there is no proven need in Sherborne St John which is not being met by the current development.

The Parish Council need to review and consider whether Marnel Park will provide for the needs of ‘downsizers’ and the elderly or whether it’s position, divorced from the actual village the other side of fields, will not be appropriate. She suggested contacting BDBC on this issue as without their backing Action Hants would be unable to take any further action to provide affordable houses.

14.115. Parish Matters

- a. Allotments. Mr Wilkinson reported that there were problems with 2 tenants which the Clerk is investigating. He has also supplied an addendum to the current Tenancy agreement which the Clerk had circulated to the Councillors. They agreed to add these additional regulations. The Clerk will issue them to all tenants at Moss Hill with the invoices for 2015 to be issued in December.
- b. the Clerk had circulated the crime statistics supplied by the PCSO N Johnson to the Parish Council.

14.116. Finance

- a. Payments. The Councillors reviewed the schedule of payments made by the Clerk on the Parish Council's behalf since the last meeting and all present signed as accurate.
- b. Precept. The Clerk had previously issued an estimate of expenditure for 2015/6 year to the Councillors. Cllr Abraham was happy that all contingencies had been covered and proposed the precept remained the same as last year £23700. He will meet with the Clerk later, when further information is received from BDBC, to finalise the figure and complete the necessary forms. The precept will then be ratified at the next Parish Meeting in January. **SA/PM**
- c. Chute Pavilion. The Chairman will contact Mr Edwards to ensure that any expenditure at the Chute is first agreed by the Parish Council before being arranged. **RM**

14.117. Open Forum

- a. Buses. It was noted that several services into the Village had not run as advertised.
- b. Elm Road/Allotment hedge . The Parish Council had already accepted ForeMost's quote £1600 to cut the hedge & remove ivy growth and dead trees. They will also deal with the Ash tree by No 4 for £50. However before any work is started in February there must be an onsite meeting between the contractor, Mr Wilkinson and residents Mr & Mrs Dove to review their concerns. **PM/TW**
- c. Burglaries . It was noted that there had been a spat of break-ins locally including the storage shed on the recreation ground. The Clerk will obtain the necessary crime number for reference. It was reported that there had been some arrests and more were expected. **PM**
- d. The Clerk was asked to contact the tree officer at BDBC to report the unauthorised removal of a mature willow tree in Adam Berry's yard. **PM**

14.118. Planning

The Parish Council had no objections to raise on the following planning applications received during the month:

- 14/03428/HSE 21 west End Erection of 2 storey rear ext & insertion of roof lights & kitchen window in
- 14/03429/LBC 21 West End
- 14/03648/LDEU The Forge – cert of lawfulness for the erection of workshop

14.119. Councillors' Comments

Cllr Morgan reported that the people running 'Pride and Joy', West End had expressed interest in taking over the Post office concession when the present Village Shop closes.

14.120. Close

The meeting was closed by the Chairman Cllr Morgan at 8.50p.m.