

EVERCREECH PARISH COUNCIL

Clerk: Lynn Crisp

Tel: 01749 830265

E-mail: clerk@evercreech-pc.gov.uk

Minutes of meeting

**Present: Lesley Parham (Chair), Rob Reed, Gail Wakeford, Murray Stewart, Bethan Stanley
Somerset Council Cllr Claire Sully
0 members of the public
Lynn Crisp – Clerk**

i)	Public Open Session 0 members of the public	LEAD
001	To receive apologies for absence and to approve the reasons given (LGA 1972 s85(1)) Christian Sellar Roy Williams Absent: Derek Sharp Meeting open time 19.00	
002	Declarations of interests. Council members to declare any interests, including any Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33 (b-e). (NB this does not preclude any later declarations) None declared.	
003	To discuss/respond to communication from Somerset Council regarding land at Evercreech, between Evercreech School and Chestnut Lane as follows: We are emailing on behalf of Somerset Council's Strategic Asset Management department to inform local town and parish councils that a report recommending the disposal of several non-operational assets will be presented to Resources and Corporate Scrutiny on the 24th of July 2024, with a decision by the Executive on the 7th August . We are now in the position to advise you that the following asset has been identified as surplus and falls within your area. Land at Evercreech The Council (Somerset) has been in negotiation with an affordable housing provider, who wishes to enter into an agreement to purchase the site under an option agreement. Further discussions are underway to finalise the Council's needs in respect of tenure mix, along with provision accommodation which would be suitable for adult social care requirements. Resolution required: response, if any to be with the Executive by 7 th August 2024 (now changed to 5 th August). Resolve: The Clerk was asked to respond as follows: Questions: <ul style="list-style-type: none">• If the land is sold for social/affordable housing, would residents of the village have first refusal?• Adult Social Care housing – what does this mean?• Could the land be sold for agricultural use?• Is Somerset Council aware of other potential housing developments in the village? Ex Greencore site and land off Prestleigh Road.	

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	<p>Comments:</p> <ul style="list-style-type: none">• Communication from Somerset Council was unclear regarding this matter. Not enough time or information was given to debate and respond in a timely manner.• With other potential planning going on for Evercreech, infrastructure is a major concern.• The piece of land directly behind the school (dog leg shape outlined on the map) should be put aside (i.e. not be part of the sale) for the school to expand. The primary school would need to adapt/expand to meet demand.• The pressure on other infrastructure will be immense• To note: Firstly, the development is on land designated as countryside in the adopted spatial strategy. Secondly, it uplifts the housing growth in the village, which is already over 100% higher than the planned target, to a level that would put additional pressure on the existing infrastructure.• Going forward, a detailed Section 106 will need to be produced.• The Parish Council has requested a cost to purchase the car park at Neils Way (next to the school), no response from Somerset Council to date. (Request dated 13th July 2023). <p>Noted from discussions:</p> <ul style="list-style-type: none">• Somerset Council have no choice but to sell land and assets to help eliminate their budget deficit.• Planning applications will go through the normal channels.	
004	Close of meeting. Meeting closed 7.24 Lynn Crisp	

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