

Minutes of the Parish Council Meeting held in the Village Hall on Thursday 29th June 2017 at 7.30pm

Present

Chairman Mr Bust, Mrs Herbert, Mrs Simmons, Mrs Godfrey, Mr Bevans, clerk Mr Rickett

Cllrs Laughton and Rainbow, approx 34 parishioners

Apologies

Mr Paris, Mrs Todd

Jill Sanderson form NSDC Affordable Housing

Jill Sanderson with Lisa Raine of Notts Community Housing spoke to the meeting about the possibility of 6 or 7 houses to be built in Halam for residents of Halam and Edingley who fit the criteria - live here, born here, work here, or have family connections, these are the main ones

Affordable is defined as -people who's housing needs can't be met in the ordinary way – this is intermediate housing, shared housing association with 20% off the market price in perpetuity

Halam did a survey in 2012 which showed 3 people and Edingley did one in 2016 and showed 3 or 4. It is more cost effective to build 6 or 7 than just 3. Halam's previous survey was not followed up as there was a lack of land, too costly and the PC did not pursue it any further

The main problem in Villages is finding a site, land which would not normally be considered for planning may be made an exception site. The normal price or these is around £8000

It was pointed out that Halam PC along with the Housing Association would have control under a 106 Agreement as to who was eligible. If they are not let with a local connection, they then cascade to surrounding villages

It appears that a land agent had approached the Housing Association, this is not the way it is done, an assessment is made by walking the village and asking if anyone has suitable sites

Many questions were asked and answered, the Chairman asked those present if they feel that another survey needs to be done, Jill Sanderson pointed out that the questions are more general and include the housing market in Halam. It was decided to circulate a copy of the survey for people to read and comment on, this will be on the web site HalamVillage.org.uk and face book which you can join at Halam Village Community on Facebook

One question was should houses be a priority over greenspace for children

Cllr Laughton pointed out that this is not social housing, it is too allow people to get on the property ladder and to downsize

One PC pointed out that there would be 7 houses for sale or rent, what happens if the Government lifts the restriction on the right to buy, another said this could set a precedent for more affordable being built to replace them

With the land at St Michaels Close being mentioned, it has been turned down at least twice for planning and one reason is the restricted access, the Clerk had been given the impression that if the Housing Association had it better access would be made. Cllr Laughton said that exception land cannot over ride, if planning was turned on access

It appears that the owner and tenant were unaware of any plans

The Chairman pointed out that a survey is in jeopardy whilst people think it going to be St Michaels Close

A member of the public wanted to know who would want to live here with an oversubscribed school, no shopping facilities and no jobs

Cllr Laughton informed us that 8 houses have been built at Fiskerton Road Southwell, 6 at Caunton and 14 at Walesby

It appears that a site in Edingley has been looked at

The Chairman pointed out that no site has been decided on yet and Jill Sanderson confirmed that unless the PC decided to take it further no decision will be made

Grant

The PC were informed that the grant had been offered at £26,000. Mrs Godfrey was thanked for her work. A meeting will be held on Tuesday 4th July at 6pm with a one item agenda to discuss what needs doing next

Roads and hedges

The verges have been cut, a new pothole on Halam Hill has developed, cllr Laughton to check. A request has been made to see if the owners of the hedge at the bottom of Halam Hill could cut it back further to increase visibility up the hill when turning right into Radley Road

Defibrillator

One is now in the phone box and ready to use, awaiting decal for the box. The second site chosen is unsuitable due to the size of the box and the need for power, was suggested that the clerk approach the owners of Halam Salon on Radley Road, to see if we could put one there – unanimous

Open Meeting

No questions

Mr Bevans left the meeting for a prior engagement

Finance

Agreed to pay

Cleaners £31.00

Grant 11% third party donation £2795.00

Internal auditor, Mrs Thompson is stepping down, clerk to arrange a new internal auditor

End of year accounts signed ready for the auditor

Planning

Installation of a satellite dish on the roof of the property, Manor House Radley Road – supported unanimously

Planning Decision

Land adj to Cedar Lea – refused by NSDC

Date of next meeting

Tuesday 4th July 2017 at 6pm – one item agenda Grant

Thursday 13th July 2017 at 7.30pm

As there was no further business the meeting closed at 9.10pm