



Minutes for the Environment Committee Meeting of Yeovil Without Parish Council held at Yeovil Sports & Social Club, Johnson Park on 22 February 2023 at 6.00pm – 7.06pm

Present

Cllrs Vyvyenne Burt, Iris Coton(Chair) and Kate Stevenson

In attendance - Barbara Appleby (Clerk)

Members of the Public – None

EC 1/23 Election of Chair

Cllr Iris Coton was unanimously **ELECTED** Chair of the Environment Committee for the period Feb 23 – May 24.

EC 2/23 Apologies for absence

Apologies were received from Kieta Marshall
Council **RESOLVED** to accept the apology received.

EC 3/23 Declaration of Interest

No declaration of interest were made

EC 4/23 Public Participation

There were no members of the press or public present

EC 5/23 Parish areas of responsibility

i. The following areas of responsibility were agreed:

Summerlands – IC

Brimsmore – KS

Combe – KM

Lyde – VB

The above areas as defined on the attached map on page 4. NB. these areas differ to the boundary parish wards

ii. It was agreed that each member would review their area of responsibility and host a parish walkabout.

iii. It was agreed that a notice championing ideas and raising environment concerns from residents would be compiled and place on the noticeboards. All members to send ideas for the notice to the clerk.



EC 6/23 Projects

i. Land at Orchard Close, conservation area

Members considered the following documentation:

- a. Crown's email dated 16 Nov 22 – confirming that any sale must be for the whole property in one transaction.
- b. Hastoe Housing emails dated 31 Oct 18 and 1 Jul 21 stating that they had no interest in acquiring the land or road and that Hastoe would not wish the road or services transferred to them.
- c. Drainage and Electricity searches received 12 Mar 20
- d. Report on Title and additional responses Mar 20
- e. County Road – South Somerset email dated 26 Jun 18 confirming highways adoption of Orchard Close
- f. YWPC minutes 21 July 21 – 113/21 – Orchard Close – Acquisition conditions
- g. YWPC minutes 20 Oct 21 - 124/21 – Orchard Close - Resolved not to proceed with the purchase of land
- h. Drainage information submitted with planning application 92/02675/FUL | THE ERECTION OF EIGHT LOW COST DWELLINGHOUSES AND THE PROVISION OF PARKING FACILITIES (GR 542/188) | Land Adj Hillview Yeovil & 90/03295/OUT – information received 20 Feb 23
- i. Burges Salmon Guidance note Crown Estate

Matters taken into consideration:

- a. Report on Title – the complexity of the easements of individual properties, the positive covenant (with particular reference to 3. Matters burdening the property it would be the purchasers responsibility to provide fencing along the rear and side of the properties within 3 months of transfer. This is an area that would usually be deemed to be the responsibility of the housing association. The parish council would have no means to recoup costs from the housing association/tenants, whereas the housing association would have a mechanism available to recoup any cost.
- b. The housing association has no interest in securing this land for its tenants or enabling the parish council to recoup any costs incurred in maintaining what would be deemed their responsibilities. The transfer to a management company to maintain specific areas of the development has not been completed and the obligations remain with the bona vacantia land.
- c. The initial plan submitted by the developer designated the open space area for allotments for the residents. The current housing association have confirmed they have no interest in obtaining the open space for their residents.



d. The adopted highway does not extend to the whole of the surfaced common parts.

e. The appetite from the housing association residents for the parish council to purchase the land appears to have diminished. There has been no connotations of community involvement for the maintenance of this area, or enquiries from the housing association residents for an update.

f. The parish council has previously resolved (20 Oct 21- min 124/21) not to proceed with the sale. There is no new material evidence to present that meets the condition criteria for acquisition (21 Jul 21 – min 113/21).

g. There is no detrimental impact to residents if the land is not purchased, the land remains the property of the crown and effectively ownerless, indefinitely and is exactly like it has been since 1992. The parish ranger will continue to keep this land tidy, unless otherwise instructed.

(1) It was **UNANIMOUSLY RESOLVED** recommend to full council to inform the crown that YWPC does not wish to proceed with the purchase of the vacantia crown land (2) close the file and provide any final invoices.

EC 8/23 Parish Ranger Report

- i. To note the parish ranger work report
- ii. To confirm with the parish ranger methods of working:
Weedkilling/pesticides used
Environment improvement - Identify areas (tree planting)
Mowing/stripping reduced in high season
Promotion of insects within YWPC green areas

EC 9/23 Other organisations

- i To note the Friends of the Earth Guide for Parish and Town Councils
- ii To adopt the four polies
- iii To construct an environment leaflet/information for distribution to residents.

EC 10/23 Land North of Yeovil - Sewage appraisal, drainage, water runoff

Agreed to inviting Wessex Water's Planning Liaison Manager to attending a future Environment Committee to discuss drainage, sewage appraisal for the North of Yeovil.

