

**MINUTES OF THE KINGSDON EXTRA-ORDINARY PARISH COUNCIL MEETING
HELD ON
SATURDAY 13th OCTOBER 2018 IN THE VILLAGE HALL AT 10.00am**

The below provides a summary of the main discussion points and questions raised. Due to the length and nature of the meeting some comments may have been unavoidably missed. However a full sound recording is available should you wish to listen to the meeting again, in full. It is too large to be emailed, so you would need to bring your laptop/memory stick to the clerk's house by prior arrangement, to receive a copy.

Introduction by D Beswick:

- D.Beswick explained that the meeting will be recorded to ensure that we have an accurate record of what is said to avoid any misunderstandings.
- D.Beswick confirmed that all councillors are in attendance, plus the clerk and 148 parishioners.
- D.Beswick asked if there were any declarations of interest, which have not already been declared and published on the website? There were none declared.

Parishioner query - she felt there were declarations of interest that had not been declared. D.Beswick explained that the concerns she had were regarding the village hall and we are not discussing this matter today, but the development.

(This is only relevant if the said councillors were participating in the discussion or taking part in a vote. The clerk monitored the meeting, none of the councillors queried made any contribution to the meeting, discussion, vote or otherwise, so the query was irrelevant.)

- D.Beswick explained that there seems to be a mistaken belief that we are at the end of the consultation process. It is not, it is the beginning of the public consultation process. No deals have been done with the Kingsdon Estate. There will be a referendum, the result of which the Parish Council will go with.
- Today's meeting is to discuss the proposed development, not the village hall. The development can go ahead with or without the village hall.
- D.Beswick clarified that the Parish Council are the Custodian Trustees of the village hall, holding the title to the property and that the village hall committee were the Administering Trustees, responsible for all aspects of running the hall. There will be a working party of parishioners, who wish to be involved, set up to work with the village hall committee to look at all the options open to solving the current issues with the village hall.

Discussions with the Agents for the Kingsdon Estate by B Paine:

B.Paine explained that he would be summarising the journey that the Parish Council has been on so far.

- Greenslade Taylor Hunt received new terms of reference to look at selling land that their clients own in Kingsdon.
- They came to the Parish Council and said they want to build some dwellings in the village and realise the asset value. Parishioners may recall that recently 1100 acres of farmland and woodland had recently been sold.
- The land that the existing hall is on was provided by the estate. Because this land was previously sold to Kingsdon by the estate, the village hall committee had

previously, tentatively asked if any land would be available, should it be required in the future.

- The Parish Council needed to consider what strategy it should take when holding future meetings with GTH. It needed to take into consideration that the lease on the village field and allotments runs until 2032 but has a breakpoint in 2021 which is only 2.5 years away. When the manor development was under discussion the cricket field was obtained on a long lease at a minimal rent. Furthermore in the current planning climate appeals have been granted, in areas of green belt, areas of outstanding natural beauty, conservation areas and allotment land. SSDC are under pressure to not reject too many housing applications.
- The Parish Council felt that this could be an opportunity to turn this into a win-win situation for the village. So they considered - What might we be able to gain for the village? It was decided that rather than take an adversarial approach we would talk collaboratively with Greenslade Taylor Hunt, which has been happening over the last few months.
- The Parish Council asked Greenslade Taylor Hunt – where and what do you want to build? Originally they said they wanted to build on the allotments and Henley Road/Lower road. The Parish Council said building on the allotments was a definite no as it is a cherished part of the village.
- The Parish Council asked if any land could be given to the village for a new hall, should it be required. Greenslade Taylor Hunt suggested the land by the church, and also a site in lower road but it was felt the expenses of levelling ground and moving electricity supply poles could be too great.
- An initial informal enquiry with SSDC established that there wouldn't be enough parking available for them to grant permission to rebuild on the existing site of the village hall. A site was proposed off Henley Road as this represented a flatter piece of land and would offer potential saving as services for a new hall could be laid in when any housing development took place.
- In subsequent discussions with GTH they proposed a mixed development of twenty houses in the field between Underwood Road and Henley Road with access from Henley road. This is not the 40-50 as have been assumed and rumoured by some people. It is not the intention of GTH to build on the whole field but limit it to the perceived parish boundary as shown on the maps in the 2007 KVDS and 2011 parish plan as can be seen on the maps on display this morning. GTH also proposed 8-10 bungalows in lower road. The choice of bungalows would minimise any visual impact across the valley, and furthermore reflected some recent suggestions from parishioners.
- GTH having reviewed the position with their clients, and taken legal advice have agreed that the four parcels of land on the displays, e.g. the village field, allotments, site for a new village hall and the field behind the proposed bungalows can be transferred to the Parish Council on a long lease at a minimal rent.
- Greenslade Taylor Hunt wanted these discussions to be done with commercial confidentiality and the Parish Council also felt it was important to be clear exactly what was being offered and proposed in writing before it was presented to the village.
- Greenslade Taylor Hunt has, very recently, now put this in writing.
- No deals have been done nor legal agreements entered into.
- A referendum will be done, by an independent body. Parishioners have a choice, they are free to accept or reject these proposals are free to not accept this proposal.
- Parishioners have all been circulated a SWOT analysis. Please consider carefully the outcomes that might happen if it is turned down.
- B.Paine then read an extract from the recent parish council briefing paper. "In the past decade many new parishioners have come to live in Kingsdon and they have not only integrated into our community but brought skills, knowledge and abilities that have significantly contributed to its life and vitality. There are quite a few of our

parishioners whose health, unfortunately, limits their involvement. So a modest increase in our population not only enables the “spreading of the load” but can inject fresh ideas, vibrancy and ensure we remain a sustainable village. Indeed even if the village grows to just over 420 residents it will still be smaller than in the 18th Century.”

- In conclusion then the Parish Council believes it has used its best endeavors for the whole village, not just for today, but with vision for future generations; and furthermore we represent a village that is not afraid of change but that can recognize opportunities and is well able to grasp them.

Parishioner query - Can't be built on slopes by the church? It has been done previously. Also object to the mention of new houses bringing in new skills, are the skills not here already? It is offensive.

D.Beswick – clarified it is possible but much more expensive. Costs would be lower to put a village hall on the Henley Road estate. Please come forward with your skills and do things for us.

Parishioner query – The beautiful view will be gone. We moved here for the beautiful view and we don't want the view taken away.

D.Beswick – understands why this would be difficult for them.

Parishioner query - Lots of what B.Paine said did link to the village hall but we said that we are not here to discuss it and at the village hall meeting the development was mentioned. D.Beswick - explained that the pictures were up to show parishioners that the possible sites had been considered. The two are not linked because the development can go ahead with or without the village hall.

Parishioner query– Will the estate stand by their offer of land for a new village hall if the development does not go ahead?

D.Beswick – requested we address this after Greenslade Taylor Hunt has put their side of the case forward.

Parishioner query – did the Parish Council sign a confidentiality agreement? If not why did the discussions have to be kept from the parishioners?

D.Beswick - No a confidentiality agreement was not signed but they asked us to keep it confidential and we respectfully agreed. Greenslade Taylor Hunt agreed to have discussions with us if it was kept confidential until their lawyers had looked at it and it had been discussed with the trustees. It first came to our attention around 18 months ago (May 2017) but discussions didn't happen immediately.

Parishioner query - When did the discussions start with trustees of Kingsdon estate? Was it before B.Paine was a councillor?

B.Paine – confirmed that the discussions did not happen before B.Paine was a councillor.

Parishioner comment – I live near the village hall and there is definitely not enough parking at the existing village hall. We do need new people in the village.

Parishioner query – the roads were built for horse and cart, more development will mean more cars. How can we manage that?

D.Beswick – there could be 28 new dwellings, so possibly 56 new cars. This is a very genuine objection should a planning application be put in.

Parishioner query – Can the Parish Council commit to full disclosure of all the information they have?

D.Beswick – yes we can and will. The village hall committee has the surveyor's report so please speak to them to see this.

Parishioner comment – I am on the village hall committee and to the best of my knowledge the committee has not approached Greenslade Taylor Hunt, I have not seen the survey report either.

D.Beswick- encouraged him to take this up with the chair of the committee.

Kingsdon Estate by A Preston (planning officer for Kingsdon Estate and Greenslade Taylor Hunt)

- Greenslade Taylor Hunt are instructed as land agents by the Kingsdon Estate, who are private landowners for whom we have acted for many years.
- Largely due to the advancing age of the beneficiaries, a couple of years ago the Estate made the decision to dispose of its assets in the village. Greenslade Taylor Hunt were asked to advise the Estate on a wide range of related matters including the potential for residential development on land in and around the village. Much of the outlying agricultural land has already been sold.
- During this process, Greenslade Taylor Hunt received an approach from the Kingsdon Village Hall Committee, to discuss the potential for identifying a site on which to build a replacement Village Hall. In the initial discussions, it was suggested that a mixed development could be an option, whereby a site for a Village Hall could be provided alongside a housing development.
- This concept was of interest to the Kingsdon Estate and Greenslade Taylor Hunt were instructed to progress discussions with the Village Hall Committee and with Kingsdon Parish Council to consider whether a proposal on this basis might be feasible, and to identify what community benefits could be derived from development. These discussions have progressed constructively over the past 12 months or so and we have arrived at a concept proposal that is the subject of our discussions today.
- As private landowners, the Kingsdon Estate wishes to get commercial value from their land. However, the beneficiaries of the Estate have historic ties to the village and they have expressed their desire to deliver a legacy development that will have lasting community benefit for the village.
- Land between Henley Road and Underwood Road was initially identified as a preferred location for housing. This site is away from the historic core of the village, is readily accessible, and a sensitive development could potentially be undertaken without significant harm. The housing in this part of Kingsdon is mainly post war, and a well-designed proposal for traditionally built homes could greatly enhance the character of this end of the village.
- Various sites for a new Village Hall were discussed including land east of Lower Road, and land in Top Street adjacent to the Church. After due consideration of all the options, the Parish Council advised Greenslade Taylor Hunt that their preferred location would be on the land off Henley Road, alongside the residential development.
- No detailed designs have been prepared and nothing is set in stone yet, but the general idea shown on the concept plan is for 20 homes in a mix of different types and sizes, to include 35%, or 7, affordable homes, which would be prioritised for people from Kingsdon who are in need of housing. The Village Hall site would accommodate a significantly larger hall than the existing, with a good size car park and an outdoor amenity area.
- A particularly high quality of development is intended. The Kingsdon Estate is willing to engage with the Parish Council on matters of design before any application submission, and although the Estate are not developers and will sell the site, the quality of work and the track record of the developer will be important considerations during marketing.

- In this respect, I hope you will agree that the Estate has delivered previously in terms of the quality of developments at Langlands Farm, Cottage Farm, Park Farm and elsewhere over the years.
- Chairman, if planning permission is granted for this development, the Kingsdon Estate will gift the site for the Village Hall to the community, either freehold or on a very long leasehold at a peppercorn rent, similar to the arrangements for the cricket field.
- Greenslade Taylor Hunt has further been advised by the Parish Council that there is a local need for elderly person's bungalows, which would be dedicated for occupancy by over 55's. The Kingsdon Estate has identified land east of Lower Road that could be suitable for this development, and the concept plan suggests that 8 bungalows could potentially be built.
- If this development comes forward then the Kingsdon Estate is willing to gift the remaining part of this paddock to the village, again either freehold or on a long leasehold, for community use, perhaps as a spinney or an orchard.
- In the event that planning permission is granted for the development as a whole then the Kingsdon Estate is willing to gift the allotments, and the Village Field, to the community, again either freehold or very long leasehold.
- Greenslade Taylor Hunt has consulted with Planners at South Somerset District Council and we have been advised that these proposals are likely to be acceptable in principle if submitted as a planning application.
- Chairman, the Kingsdon Estate is keen to work with the community to deliver a high quality housing development with lasting community benefit to include affordable and elderly persons housing, a site for a village hall with car parking and amenity area, a field for a community spinney or orchard, and securing the long term future for the allotments and the Village Field. There could also be significant financial benefits to the village from the Community Infrastructure Levy and the New Homes Bonus.
- Constructive discussions have been held with your Parish Council over the past 12 months to get us to the position that we are in today but nothing at all has yet been agreed formally and the proposals still have a long way to go through the planning process.
- I very much hope that the community will recognise this as a genuine opportunity, but of course it is for the community to decide whether or not to engage with the Kingsdon Estate on this project.
- In the event that the community decides not to support these proposals, then the Kingsdon Estate will still proceed with the planned disposal of its assets. It is likely that the Estate will either go ahead with a planning application for housing, or agree a sale of the land to a developer to do so.
- If a planning application is made on this basis, it will be considered by South Somerset District Council against the relevant planning policies. Policy SS2 allows residential development in sustainable rural settlements like Kingsdon where it will meet local needs, be appropriate in scale and character, and increase the sustainability of the settlement. Policy requires that proposals should comply with community led plans and generally have community support.
- But Chairman, that is not the whole story. South Somerset is presently a long way short of having a 5 year housing land supply – that means that there is not enough housing coming forward through the planning system to meet the needs of the District over the next 5 years. Government policy says that in such scenarios, local planning policies for housing delivery, like SS2, should be regarded as being out of date, and planning permission for sustainable housing development should be granted, unless the adverse impacts of development would significantly and demonstrably outweigh the benefits of additional housing.
- Under this Policy, it's likely that planners, either at South Somerset or on appeal, will find it very hard to resist any reasonable proposal for housing development in Kingsdon, that doesn't cause significant and demonstrable harm. Similar

developments have already been allowed elsewhere, notwithstanding the lack of community support. That Chairman is not the route that the Kingsdon Estate wishes to take.

- I trust that this presentation has been helpful in setting out the story so far, and outlining the thinking behind the development proposals. On behalf of the Kingsdon Estate I very much hope that the community will be minded to support the Estate in its aspirations.

Parishioner query – would the Kingsdon estate be willing to give assurances on not adding more houses?

A.Preston – this would be part of the planning process, it is certainly not something that there is any intention to do.

Parishioner query – can you define affordable housing?

A.Preston - People in need of housing, social rented, shared equity housing. Occupancy restrictions would be given to Kingsdon.

Parishioner query – Why are the bungalows just for the over 55s? I have a disabled son who may benefit from the bungalows.

D.Beswick - The reason we said this was we were approached by people asking for this but there is no reason why they should not be available for people with special needs.

Parishioner query – what authority did the village hall have to ask Greenslade Taylor Hunt about land for a village hall?

D.Beswick - They were exploring options, they have their own authority to explore the options ready for if the need arises for a new village hall.

Parishioner comment – it seems to me that the parish council exists to manage the village for the parish council. The village hall committee exists to manage the village hall. They have authority to discuss and ask questions for the village.

Parishioner comment – it sounds like blackmail.

D.Beswick - The Kingsdon Estate do not have to engage with the community. They could do this without us but they wish to work with us.

Planning applications have gone through with no community support.

Parishioner comment – applications do succeed and fail. Did the brief evolve over time? The advice is that it goes through consultation with the village?

A.Preston – Yes it did evolve over time and yes that is the advice.

Parishioner query – if the village decides it does not want a village hall, does it make a difference to the offer? How long is the long lease you mention and when might the first affordable home be available?

A.Preston - It would have to be reviewed. A long lease is likely to be 999 years. It could be available in about 3 years.

Parishioner query – concerned about the future of the village. Once we start selling off green field for residential field – does it set a precedent? Will it just continue?

D.Beswick - Kingsdon estate want to work collaboratively – they are not going to do anything with the rest of their land. But we have no control over this or with what other private land owners may wish to do in the future. We secure some of the green fields by working with Kingsdon Estate. But ultimately we have no control.

Parishioner query – regarding the fields that remain property of the estate, can you give any assurance that they won't get built on?

D.Beswick - we do secure allotments, village field, some of lower road field, which does secure a significant amount of green space for the village.

A.Preston - There is no phase two planned. There is only one proposal being looked at which is what is on the boards in front of you. We cannot guarantee what will happen in 10, 20 years time.

This meeting is a consultation to see what issues there are and move forward.

Parishioner comment – regarding the anonymous paper that came out, it mentioned use of additional green land places. We own some of the mentioned green pasture land; it suggested possible development is part of this land. But the anonymous writers did not discuss this with me. Who knows what may happen in the future, whoever owns this in the future may or may not build on it. I therefore place very little weight on what is in that paper. I was dismayed to see assumptions about the future of my own land.

Parishioner comment – housing figures are a tricky area at the moment. First tier of Yeovil area been met, rural areas have been met? The main consideration is the 5 year housing plan?

A.Preston - There is a significant shortfall. If they are sustainable and in a suitable location, they will be looked on favourably.

Parishioner query – If we support the planning, it will be looked on more favourably?

D.Beswick - yes

Parishioner query – why is the field cut in half?

D.Beswick - To provide a firm boundary.

Doesn't know if it will be the whole field sold, or just the development land.

Parishioner query– who will pay for the cost of a new village hall?

D.Beswick - The village will have to pay for it, but will be looking to raise money and there are grants available.

The cost of maintaining our old hall is currently a lot more than a new one would cost to maintain.

Parishioner query – Could the referendum have one per person?

D.Beswick – we will address this at the end.

Parishioner comment– we may not be able to get grants, if we sold this hall and rebuilt. This will all be considered at future village hall meetings.

Parishioner comment– the siting of a new hall needs to be really well considered.

Parishioner query– if the decision was taken not to put the hall there, would they put more houses on there?

D.Beswick - They could put more houses there if we didn't want it. If we are not ready to have it yet for a village hall they will keep it aside for us.

Parishioner query– is the access on a blind bend?

D.Beswick -This will be sorted out by the highways control.

Parishioner query – what will happen to current village hall land?

D.Beswick - Ownership of the land will stay with the Parish Council. We would possibly look to build 2 or 3 houses.

Parishioner query – could a new hall be a waste of money? Perhaps we should have something else built like a gym, cafe, school?

D.Beswick – we won't get a new school. These other things could be put into a new hall.

The Alternative Briefing Paper

- D.Beswick invited the author to take us through the paper.
- The authors presented themselves.
- A summary was given of the history of opening of village hall – opened on a sunny day in 1956. In 1945 – Mrs Neal offered land to the village and several sites were looked at, including by the church. Eventually this site was decided upon. The Parish Council purchased the land for £50. A few remember these days and families were involved in the construction of the hall.
- They are happy that consultation and vote will happen.
- People were invited to ask them questions.

Parishioner query – what is your alternative proposal?

No answer was given instead an author explained why she had got involved in the alternative paper. She was concerned that there were meetings in secret with no minutes or notes. There seems no justification as to why it had to be so confidential. There was no indication that there would be a consultation. It has resulted now it more people being at the meetings and she does recognise that being a councillor is a thankless job. Hopefully the village is now on board to take a bit more interest in what is going on. She also wanted to praise a previous chairman for his letter, which recommended that the village hall and development proposals be looked at as two separate items; the village hall committee should put together its findings, costings and needs for the future. She clarified that she wished for there to be proper consultation.

D.Beswick – responded that he had thanked the previous chairman for the letter which he had also received. He did not read it out as he wouldn't do this without his express permission.

The discussions about the village hall are in hand and have a way forward. We have said there will be consultation and we will discuss the way forward with this at the end. But at the end of the day we cannot put planning applications on hold. The Estate will go forward with its application. We need to decide whether we do nothing and the estate goes ahead without us, or whether we contribute. We can't stop the development process.

The author continued with: the aspect I wanted to make clear was the secrecy; it is the secrecy that has caused all of the problems.

D.Beswick – commented that he wanted to pick up on the word secrecy. It is not secrecy, it was commercial confidence. The estate clearly said that they wanted it to be kept confidential until they had fully backed it up with their legal team and trustees. We worked with them on this because it was better to do this than not, alternatively they could say they would just go ahead and put their planning application in.

- The clerk then introduced herself and explained that she is an unbiased representative of the councillors and parishioners.
- I would like to draw your attention to minutes that were taken at the annual parish meeting on the 18th May 2017, which was the time when we first heard about the estate wishing to sell some of their land, D.Beswick speech at this meeting says that there would be meetings taking place between the parish council and Mr Biffin at Greenslade Taylor Hunt, and there would be further meetings and questionnaires to the village in due course.
- The Parish Council have met with Mr Biffin but at no point has this been in secret.
- Further Parish Council meetings have had discussions on the village hall which have all been clearly put on agendas.

- The minutes have to record purely that this subject was discussed and it was concluded that..... Which they have always done in an accurate and correct manner. They do not record word for word all of the discussion that happens.
- The agendas have advertised what is going to be discussed so that people can attend if it is a matter of importance to them. Many of the people which are here and have issues have not been in attendance at those meetings, if they had of been they would have heard answers to lots of the questions that they have been concerned about and could have freely spoken about these issues when they were on the agenda.
- Anytime an item is on the agenda, parishioners can freely discuss it and ask questions. The parishioner comment time is for discussing matters on the agenda only. If it is not on the agenda, which has been the case for the last couple of months, we cannot discuss it. We have to do this legally; we cannot discuss a matter that is not on the agenda because this would mean that other parishioners who may have wanted to have been present at that discussion would have not been aware of it. We have to give notice of all discussions that will be taking place at the meetings.
- The councillors have chosen in the last couple of months to not put these matters on the agenda because they were purposely holding this dedicated meeting on the matter.
- So, I just wanted to clarify that no meetings have happened in secret, there is not a legal requirement for minutes to take place on the meetings between the councillors and Mr Biffin of Greenslade Taylor Hunt, the Parish Council are there to hold those meetings, to find out the information for the best interests of the village. Different parishioners will have different views on whether they should have published details of this as they went, they have made the decision that they did, but they have not acted illegally. They are now going to full consultation, that was always going to be the case, it has never been said in any meeting, that that wouldn't happen. They are now sharing the information at the point when they have been able to do so.

Author comment – I have looked at all the minutes. It is unfair to say about people not coming to the meetings, we are not all able to do so. We have tried to get things put on the recent agendas. There has been no apology from the Parish Council about the suspended meeting.

D.Beswick – replied that if anyone should apologise, it should be the parishioner who interrupted the meeting, knowing full well how the meetings have to operate in those circumstances. The recommendation in these circumstances is to call the police, which I chose not to do.

Author comment – continued to complain that she wrote a letter that was unsatisfactorily replied to and the suspended meeting was handled badly.

Parishioner comment – Please can we stop making it personal, it is about the village.

Parishioner comment – felt that we have not been given enough information which has caused the problems.

Parishioner query – I have listened to both sides, are you (the authors) proposing a vote of no confidence in the Parish Council? As far as I can see, they kept to the commercial confidentiality to work and get the best they could for our village.

Author replied – it is very sad that the village has got to this and I see it has come to this because of a result of bad management. Today it has been said we are all going to get a vote, which is a result. I don't think it is a question of no confidence because in many ways the Parish Council have done a good job. The village hall survey not being shown has partially caused people to feel unsure. Hopefully now everyone will calm down and look seriously at the matter, and think carefully about the choice we have to make.

Parishioner comment – querying the validity of the vote on the village hall, that happened in September.

B.Paine confirmed that we had to do it exactly the way we did, we sought legal advice and followed proceedings exactly as we had to. We were not allowed to do proxy votes.

All the meeting ascertained was did we have permission from the majority of parishioners to dispose of the existing village hall should the need arise. It does not mean that the village working group will definitely see this as the best option.

Parishioner query – do you know who voted at that meeting, how do you know it wasn't somebody from outside of the village?

D.Beswick – we don't have a record but B.Paine was handing out the voting slips and recognised the people from the village as they were taking them. We only did it this way so it could be a secret ballot, rather than a show of hands.

I.Dibben – commented that we are getting side tracked by semantics. We need to focus on the proposal. What is the alternative to building the proposed houses? If you have an idea I would love to hear it. The people who own the estate will go ahead and put in a planning application on how they want it if we don't get a move on here and say our preferred option. We do have a timescale to work to.

Author response – one alternative is to fight it, to fight any application to any major development. Part of some people's frustrations is the feeling that time is running out and a decision has to be made. It will affect all of our house prices, traffic and so on. People do need time to reflect and consider, then cast their vote.

D.Beswick reminded us that he said at the start that whatever the outcome is of the referendum, the Parish Council will go with that.

Parishioner query – this is for A.Preston, why sell all that land as arable land, why choose only 8 bungalows on lower field and not the rest of the field?

A.Preston – it has come out of discussions with the Parish Council.

Parishioner query – could there not be more built in lower road with the bungalows and less in the top field?

Parishioner query – where do we go from here? What further consultation will there be? How long will that take? How long will it be before the referendum is held? The consideration should also stick within the village plan.

If we are short on timescale, how long are we going to get?

D.Beswick- reminded us that at the start of the meeting he said we are only at the start of the consultation process.

I.Dibben clarified that it is just his personal view that the estate owners in Australia may not wish to wait for us if it is protracted too long, they may go ahead without us.

Parishioner query – during the negotiations, has any advice been sought from architects and such like? Anyone from the village?

D.Beswick said that SSDC have been consulted but no-one from the village.

The parishioner stated that this was not true, a parishioner in the village wanted to give you his advice.

D.Beswick responded - the reason for today was a chance to explain the process and give people a chance to ask questions. We tried to pick a time when most people would be available, a Saturday, and after the summer holidays. We didn't feel it was appropriate to drift in bits of information now and again, but to wait to this dedicated meeting to it. It was said back in July that this meeting would happen to discuss the way forward, which was

why it wasn't at recent meetings, perhaps we were wrong, but I don't know what we could have told you.

Parishioner comment – my feeling is that it is getting all too personal, it's about the village.

Parishioner comment – it is about the future of the village not the history. I did sign the petition because I wanted greater clarity and a vote which has been established. Can the meeting now move forward and avoid the repetition.

Parishioner comment – I think that 28 houses are not much really.

Summary by D Beswick

- We will be holding a referendum on whether the village supports the proposal. We want to make sure that this is very fair. We are proposing that it is independently conducted, not by anybody in the village. There are a number of organisations we can go to for support. It will be done against the electoral role; it will take into account people who cannot make the actual day. Everyone in the village will have their chance to vote towards the proposal.
- Do we want any further consultation after today, if so please tell us what and how you would like it to be done?
- The vote will be a simple yes or no on whether we support the Kingsdon Estate proposal.

Parishioner query – to the village hall committee, why don't you release the results of the village hall survey?

M.Elliott replied – I asked for the meeting in July which was in line with the charter, to ask permission to move forward with the village hall. It hasn't been released yet because we have not discussed what to do yet; it hasn't been decided whether to pull it down or refurbish it.

D.Beswick reminded us that we need to move forward with today and the possible development. There will be discussions about the village hall where all documentation will be released in due course.

Parishioner query – surely the sequence here is important, surely before we can make a decision to vote yes or no in the referendum, we need to make a decision on the village hall?

D.Beswick responded that no we do not need to decide on the village hall first as the estate will want to go ahead with development on this field regardless, they have offered us the option of land here for a village hall should we want it, but the application will go ahead whether we wish to make use of the land for a village hall or not. Whether we want a new village hall and where we want it is not part of the yes or no vote in the referendum.

Parishioner query – you have already said that it will affect the future and not for another 3 years, can you find a way of communicating with the under 18s who are not on the electoral roll, to find out what they want.

D.Beswick responded with how did they do this for Brexit? They didn't, they can't, there has to be a bottom line, I can't see a fairer bottom line than the existing electoral roll.

- D.Beswick asked if the parishioners would like further consultation – there was a limited yes response from the authors of the alternative briefing paper.

- A parishioner said that yes we definitely need further consultation, another meeting to discuss things
- The parishioner was asked if he would like to chair the meeting, he said yes. This parishioner and D.Beswick will meet to plan the next meeting together.
- There was a difference in opinion in whether the thinking about the village hall would affect the vote. The Parish Council clarified again, that the vote on the development is unrelated to what is decided about the village hall.

Parishioner query – can we not purchase the land? It's just a proposal I am throwing out there because no-one has suggested it yet.

D.Beswick explained that it would be very expensive but if you can gather enough people willing to do this then please do go ahead with looking into it.

- D.Beswick stated that regarding future consultation, from the point of view of the Parish Council, we have nothing further to offer you, we have told you everything that we have got, the briefing paper shared our view that we felt accepting the proposal would be very beneficial to the village, further consultation is not going to alter that view, it is only going to influence people to help them with their decision leading up to a vote, he is happy to stand back and say if you wish to have further consultation then by all means do it.

Parishioner query – can we have the village plan in at least draft form?

B.Paine said that it is not ready at this stage, it has already had many hours put into it, but this current issue is our priority at the moment, I cannot give you a definitive date.

Parishioner query – we do need detail. There may be some key questions that people have to help them with their decision. Can we have a phase of 4-6 weeks where people can submit detailed questions?

D.Beswick said ask the questions and we will get the answers to you.

The way to organise and share these questions and answers was further discussed.

- The parishioner who is going to chair the further consultation meeting is suggesting that in about a month's time would be appropriate to hold the meeting.
- D.Beswick explained that any questions should be sent to the clerk who will forward them to the appropriate councillor to answer. All answers will be available at the next consultation meeting. You will get an answer to your email, but we also want to ensure that everybody can see and hear what everyone has asked and the answers given.
- He also reiterated that in the past he has encouraged people to come to council meetings and support them in the future, to take part in the discussions. But these items have not been on the agendas at the last two meetings because we had organised a special meeting to cover those items.

Parishioner comment - concerned if there were further questions between now and the next meeting, how they would get answered.

D.Beswick reassured her that questions could still be directed to the clerk and they would endeavor to answer them.

A parishioner query – to A.Preston, how long do we have to decide?

He replied that he cannot give a fixed timetable but they will want things to continue to be moving forwards, they do not want to sit and wait.

- D.Beswick concluded that he will discuss further with the parishioner chairing the next consultation and decide on the way forward.

The Chairman closed the meeting at approximately 1.05pm

Post meeting a parishioner agreed to help record all questions and answers that came into the Parish Council.