

NORTON ST PHILIP PARISH COUNCIL

MENDIP DISTRICT OF THE COUNTY OF SOMERSET

MINUTES OF THE MEETING held 6.30 p.m. on Friday 26 July 2002 at Palairet Hall, Norton St Philip

Present: Councillors M. Davis (arrived during minute 5260(v)), C. Gill, T. Hanney, I. Hasell, P. Rich (Chair), D. Satchell (arrived during minute 5264), V. Solanki

In attendance: Sally Vince (clerk); 4 parishioners

Apologies for absence: Peter and Rosemary Yarker

Presentation to Simon Pratt

Before the meeting started Cllr Gill presented Simon Pratt with a gift from councillors in appreciation of the work Mr Pratt did on the council before his resignation earlier this year.

Public forum

Mrs Clark asked for dates re the external audit of accounts. The clerk informed the meeting that notices will be displayed in the noticeboards giving details of the date of the audit (19 August 2002) and dates and venue of where the accounts could be inspected (between 2 August and 18 August at 15 Lansdown View, Faulkland).

5257 **Declaration of interests**

None

5258 **Urgent items**

None.

5259 **Minutes of the previous meeting (26 June 2002)**

These were signed with no amendments.

5260 **Matters arising**

(i) *Welcome pack for new arrivals* [5246(i)]. Cllr Solanki reported that his work on the welcome pack was nearly completed and when it is he will send a draft to all councillors for their comment. Peter Yarker of the PCC will organise distribution of the pack. Cllr Solanki will liaise with Mr Yarker regarding the printing of the pack.

VS

(ii) *Water tower at Farleigh Hungerford* [5246(ii)]. Cllr Davis reported that Mr Applegate has inspected the water tower and will provide a quote for repainting.

(iii) *Village signs for Norton St Philip* [5246(iii)]. Jeff Bunting from WS Atkins is meeting with Cllr Rich in the village next Wednesday to inspect the sites for the signs. He will then cost the signs and send a mock-up for the Parish Council's approval. The signs will be erected approximately six weeks after the designs have been agreed.

PR

(iv) *Millennium tree* [5246(iv)]. Possible designs were discussed and Cllr Solanki will approach Joe Leber for quotes.

VS

(v) *Malt House/Bend Cottage* [52469(v)]. Cllr Hanney has received the following advice by email from David Clark at MDC:

As you are aware the Council served an Urgent Works Notice (UWN) under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 on the owner of the two properties in question. A UWN is concerned with works that are deemed to be urgently necessary for the proper preservation of a listed building, essentially the minimum necessary to make the property wind and watertight. The owner failed to carry out these works and they were carried out in default by the council in December 2001. From that time we have been seeking reimbursement from the owner for the costs that we have incurred under the provisions of section 55 of the above Act, so far without success. We are now attempting to track down the owner by employing tracing agents in order to find his last known place of abode. Hopefully by taking court action against the owner to recover the costs we have incurred, it will stimulate him into carrying out serious repairs to the building or placing it on the market. There is no limit to the amount of UWNs that the Council can serve upon the owner.

A further option open to the Council would be to serve a Repairs Notice under section 48 of the above Act. This Notice will go into much more detail than the UWN and would entail the appropriate repair of the property rather than simply making it wind and watertight. The detail required for a Repairs Notice would probably require the Council to retain the services of a specialist architect or historic building surveyor, the associated expense would have to be cleared by the relevant Area Board. Once again the owner will have the opportunity to carry out these works or the Council may do so if an appropriate time period expires. The serving of a Repairs Notice has often, in the past, stimulated the owner into action.

The serving of a Repairs Notice is an essential pre-requisite to the initiation of Compulsory Purchase Procedures, at least two months must have passed from the serving of the Repairs Notice and no adequate work taken place. A Compulsory Purchase Order (CPO) served by the local authority must be confirmed by the Secretary of State and he/she must be satisfied that the means and the resources necessary for securing the building's repair will be available. It is therefore unlikely that the Council would consider CPO procedures unless there was a pre-contractual agreement in place where a third party who would agree to pay the District Council the amount they had to compensate the owner in order to CPO the building (as identified by the District Valuer). The building would then be in the ownership of the Council for a very short period thus reducing the capital risk involved. Once again the relevant Area Board and probably the Executive Board would have to sanction the use of CPO powers once they had been made aware of the cost implications and risks involved.

Once a CPO has been served the owner of the property has the right of appeal to the Magistrates' Court, and possibly the Crown Court, the High Court and the Court of Appeal. Examples have shown that this whole process can take over 4 years.

It was agreed that Cllr Hanney should write to MDC requesting that they move on to the next stage of the process, i.e. serving a Repairs Notice. Cllr Hanney will liaise with Cllr Rich before sending the letter.

TH
PR

(vi) *Village cleaning day* [5246(vi)]. Cllr Rich was disappointed at the poor support this received (two councillors and four villagers took part on the day, although other villagers worked on the tidy-up at other times). Nevertheless, all the chicanes on the Frome side were weeded and since then the ones on the Bath side have been nearly done.

Discussion took place as to whether the village cleaner should be asked to extend his work to weeding the chicanes and the sides of the road. Cllr Rich will ask Colin Francis if he would be willing and able to do this, by committing a given number of hours to the job.

PR

The clerk will ask Mendip District Council what work they will do to helping keep the village clean and tidy.

Clerk

5261 **Correspondence**

A list of correspondence was distributed to all councillors at the meeting.

(i) Frome Area Board seminar/workshop – no councillor was interested in attending this.

(ii) Somerset County Council Draft Corporate Plan – Cllrs Solanki and Rich will look at this and report on it at the next meeting.

VS/PR

5262 **Notice of Application for Transfer of Justices on Licence – The Hungerford Arms**

For Stuart and Debbie Lockley. No councillor objected to this application.

Clerk

5263 **Faccenda site**

Alice Ordidge of Savills had arranged a meeting between herself, Cllrs Rich and Hasell and representatives from Mendip District Council for 17 July. MDC postponed the meeting and suggested two dates that neither councillor could attend. There is no further news on this.

5264 **Parish Plan**

(i) All councillors were copied with a progress report from the Parish Plan Steering Group prior to the meeting.

(ii) Discussion of the plan at the meeting resulted in the following issues and concerns that Cllr Hasell will address before the plan is adopted:

IH

(a) Details will be given of the mechanisms used for gathering the data, in particular the ‘voting’ mechanism and the non-quantitative nature of the round-table meetings.

(b) Figures will be provided to quantify responses to various questions.

(c) Mention will be made, in particular, of support for a new village hall. The results of last year’s research into support for a new village hall will be incorporated; Cllr Rich has the data.

(d) The need for a solution to the lack of facilities for the pre-school group must be addressed (in connection with the need for a new village hall). To this end, consultation with the pre-school committee will be made.

(e) Other interest groups, as deemed necessary, will be consulted again to quantify how many people have a need for a particular issue.

(iii) All councillors were in favour of adopting the progress report once these additions and amendments had been made. The revised report will be copied to councillors before being released to the public.

(iv) It was agreed that when the report is adopted, a copy should be sent to Savills.

5265 **Highways**

(i) Cllr Rich and Hasell have been to Limpley Stoke with a view to inspecting the plans and notices regarding the closure of the A36 in September. The only documents available for view are the compulsory purchase orders for land that the Highways Agency needs in order to carry out the works. The diversions have not yet been finalised.

(ii) It was agreed that Cllr Hasell should draft a letter for the clerk to send to the Highways Agency requesting that it consults with Norton St Philip Parish Council before finalising diversion routes.

IH

(iii) It was agreed that a joint meeting of the full parish councils of Norton St Philip and Hinton Charterhouse should be held to discuss traffic matters. Cllrs Rich and Gill will liaise on this.

PR/CG

5266 **Finance**

(i) The following cheques were agreed and signed:
£272.37 (£231.80 excl. VAT) to Somerset Landscapes for grass cutting on Church Mead
£66.14 (£56.29 excl. VAT) to Glasdon for litter bin for Fleur de Lys
£20.00 to Palairet Hall Management Committee for hall rent for Parish Council meetings
£100 donation to the Ridings Car Scheme

5267 **Planning**

(i) Cllr Hasell had written out a summary of his findings on the plans to be discussed this evening and distributed them to councillors before the meeting. Councillors agreed that this was very useful. This is the first step in drawing up a standard form for all applications.

(ii) 1 Manor Barn, Norton St Philip – conversion of existing garage to additional living accommodation including attentions to the roof. Councillors voted 5:2 for responding ‘No objection’.

Clerk

(iii) Tudor Cottage, Church Street, Norton St Philip – single storey extension to rear and conversion to part of loft. Permission has been granted.

5268 **Miscellaneous reports and information**

None.

5269 **Dates of next meetings**

- (i) Tuesday 20 August in the Palairet Hall, Norton St Philip.
- (ii) Friday 20 September in the Palairet Hall, Norton St Philip.

The meeting ended at 8.15 p.m.