

NORTON ST PHILIP PARISH COUNCIL

MENDIP DISTRICT OF THE COUNTY OF SOMERSET

MINUTES OF THE MEETING held 7.45 p.m. on Thursday 9 January 2003 at the Palairet Hall, Norton St Philip

Present: Councillors I. Hasell, P. Rich (Chair), V. Solanki

In attendance: Sally Vince (clerk); 4 members of the public

Apologies for absence: Councillors C. Gill, T. Hanney, D. Satchell

Public forum

No one wished to speak.

5352 **Declaration of interests**
None

5353 **Urgent items**
None.

5354 **Minutes of the previous meeting (12 December 2002)**
These were signed with the following amendment.

Minute 5348(i) It was Cllr Rich, not Cllr Hasell, who negotiated the extension on the response to the Faccenda site planning application.

5355 **Matters arising from the meeting of 22 October**

(i) *Church Green* [5339(ii)]. Cllr Rich has sent a note to Tony Day, but has not yet received a response.

(ii) *Village signs for Norton St Philip* [5339(iii)]. Cllrs Rich and Hasell are meeting with Brian Cull from WS Atkins and Jeff Bunting of Mendip District Council next Wednesday to discuss highways matters, and will talk to them then about this.

(iii) *Oak tree at Farleigh Hungerford* [5339(ix)]. There is nothing to report on this matter. The clerk will contact Mendip District Council.

Clerk

(iv) *Common land in Norton St Philip* [5339(v)]. No work has been done on mapping common land. It was agreed to speak about doing this work in March. It would be useful for the Parish Council to know who owns what land to monitor who should be maintaining it.

(v) *Malt House / Bend Cottage* [5339(viii)] Cllr Hanney has spoken to David Clark at Mendip District Council, who says that that MDC does not have its own procedure for compulsory purchase, but uses the government's PPG15. David Clark says there is no way of fast tracking. Cllr Hasell will look at PPG15 and draft a procedure so that the Parish Council can diarise events to ensure they are carried out as soon as possible.

IH

5356 **Village Plan**

(i) (a) Cate Mack and Cllr Hasell met at MDC offices on 13 December with Phil Miller (MDC's housing regeneration officer), Vaughn Lake (MDC's development officer), Ann Harries (Hastoe Housing's regional development manager), Jonathan Layzell (Rural Housing Enabler with Somerset Community Council) and Steve Bendle (from the Wessex Regeneration Trust).

(b) This meeting was to inform the other parties where the village has got to with the village plan and to discuss the possibility of working with a charitable trust to buy the site for the village. All parties gave their full support.

(c) It was decided at the 13 December meeting that Faccenda should be approached with the request that they recall the planning applications and to inform them that the village would like to buy the site. It was decided that Steve Bendle should approach Faccenda. He has had a meeting with Alice Ordidge of Savills, who gave the impression that Faccenda was expecting support from Mendip District Council for their planning applications and had interest from several parties in developing the rest of the site for industrial use.

(d) Hastoe Housing has indicated interest in viewing the village and the site, providing that Faccenda is seriously interested in a bid for the land.

(ii) (a) Cate Mack and Cllrs Rich and Hasell attended another meeting at Mendip District Council on 8 January, where they expected to meet with Mendip's key policy makers, including Graham Jeffs, Derek Hooper and Sim Manley. Neither Graham Jeffs nor Derek Hooper attended the meeting and did not give an explanation for their absence.

(b) Phil Miller is trying to contact Graham Jeffs and Derek Hooper.

Cllr Hasell provided the following minutes of the meeting of 8 January:

Attendees: Cate Mack, Chair of Norton St Philip Parish Plan Steering Group; Paddy Rich, Chair of Norton St Philip Council; Ian Hasell; ; Jonathan Layzell, Rural Housing Enabler, Somerset Community Council Mendip District Council: Phil Miller, Housing regeneration; Richard Sanders; Sim Manley; planning officer
There were no apologies. Phil Miller stated that Graham Jeffs and Derek Hooper had been invited but there was no reason for them not attending.

The meeting had been arranged by Phil Miller so that representatives from Nst P could present to senior officers at Mendip the progress that had been made to date on the formulation of the Parish Plan and in particular the ongoing work with the Rural Housing Enabler, the Wessex Regeneration Trust and a Housing Association to formulate a strategy/policy whereby an offer could be made to purchase the Faccenda site to allow it to be developed according to the tenets of the developing parish plan.

The Parish Council representatives gave an outline of the work done on the production of the parish plan and the meetings held to try put together the basis for setting up a charitable trust. However, because of the lack of representation of Mendip's senior officers and because Faccenda had now submitted two further planning applications for the site, effort would now have to be made to oppose these applications, which were completely contrary to village needs.

It was pointed out forcefully by the Parish Council representatives that this would not

have been necessary had Mendip provided the information that they promised at a meeting held in the village on 21st June attended by Janet Wilson and Stuart Palmer. Mendip was reminded that this information had not been provided again at a meeting held at Shepton Mallet on 27th August attended by Graham Jeffs and Janet Wilson. In spite of promises to provide the information requested on housing and business need it has still not been received. Consequently the production of the parish plan had been delayed and we were now in a situation of having to respond yet again to planning applications.

Cllr Hasell asked the Mendip representatives to remind their senior officers of their promises and stated that if no help was forthcoming he would feel obliged to bring this to the attention of the Frome Area Board when they came to present their case for opposition to the planning proposals.

Sim Manley stated that he had a very full postbag on these proposals and asked that the Parish Council send him the draft parish plan progress report and a copy of the document entitled 'Villagers' vision for Norton St. Philip' (Cllr Hasell has sent this) as these would be material documents to help him put forward recommendations to the FAB on these proposals.

(iii) The Parish Plan steering group has signed off the basic principles of the plan. Mendip District Council has suggested that an architect should draw up a plan of the site, which Alan Barnes has volunteered to do. He will do the plan taking into account the contour and vegetation surveys. His brief is based on: 8–10 studio apartments over garaging (not necessarily for use by the apartment dwellers), 6 artisan's 2-bedroomed starter homes, 8–10 sheltered accommodation dwellings, 8–10 2-bedroom dwellings for older people, 4–6 3-bedroom homes with linked business accommodation; the sheltered homes and homes for older people would share a community facility that would also be of use for other members of the village, e.g. with a room in which a doctor's surgery could be held.

(iv) It is understood that both Mendip District Council and district councillors are being inundated with responses to the planning applications submitted by Faccenda. The closing date for response has been extended to 17 January. Sim Manley has asked for a copy of the Village Plan in its draft form, as it will be a material consideration for the proposals.

(v) Cate Mack has spoken to Nick Davis (the consultant employed by the village for the inquiry) and has e-mailed him with all the data. He has (without charge) looked through the data and e-mailed back his full support.

(vi) Jonathan Layzell is very pleased with the survey work done in the village. The results cover about 75 per cent of the work he needs to do. He has drafted a village housing needs survey and Cllr Rich has drafted a letter to villagers to be sent with the survey. Volunteers from the village will distribute the survey to all households in the village and replies will be sent back to Jonathan Layzell in a pre-paid envelope.

(vii) Formal agreement is requested for:

(a) sending the draft Parish Plan to Sim Manley – councillors agreed unanimously.

(b) paying for 30 colour copies of the Parish Plan update newsletter for campaigning – councillors agreed unanimously.

(c) sending Cllr Rich's letter with the survey to householders in the village – councillors agreed unanimously.

5357 **Youth Action Group**

This has not moved forward. Cllr Hasell will report to the Parish Council as and when appropriate.

IH

5358 **Traffic Action Group**

(i) Gillian Beer has taken over as Chair for the time being.

(ii) A representative from the Avon & Somerset Constabulary and Jeff Bunting met Cllrs Gill, Rich and Hasell in the village to discuss traffic. The Police will not approve the proposed 20 mph speed limit in the village except in the immediate environs of the school (from the 30 mph signs on the Faulkland road to the bend by the pound). They also agree an extension of the 30 mph limit on the Faulkland Road and the Trowbridge road, with a further 40 mph buffer zone on the Trowbridge road. The police representative looked at the traffic calming and pronounced it badly engineered; he has requested that an engineer visits the village with a view to changing it. Cllrs Rich and Hasell will talk with Brian Cull about this at their meeting on Wednesday 15 January.

IH/
PR

5359 **Palaiet Hall**

Work on the disabled toilet will start on the first Monday in February.

5360 **Church Mead**

No representative from the Church Mead Committee was present.

5361 **Highways**

The clerk will write to Somerset County Council to request that they ensure that Morrisons (contractors working for Transco) put the verges and roadsides back to their proper state once they have finished working.

Clerk

5362 **Finance**

(i) Water Tower at Farliegh Hungerford. Cllr Hanney has sought additional quotes for repairs and is awaiting responses.

TH

(ii) The following cheques were agreed and signed:
£250.00 to Palaiet Hall Management Committee for refuse collection
£200.00 to Somerset County Council as contribution towards the school crossing patrol

(iii) Precept. No member of the Church Mead Management Committee was present at the meeting. In the circumstances, councillors felt that they did not have enough information to raise the amount requested by the management committee and agreed to a grant of £2685 to cover running costs, an increase of £985 on last year. With the figures agreed last month, this means the precept raised will be **£14700**.

- 5363 **Planning**
- (i) Bridge House, Farleigh Hungerford – external flue and timber walkway. Councillors have no objection, and would comment that the flue should be matt black and not stainless steel. Clerk
- (ii) 7 High Street, Norton St Philip, *update* – permission refused.
- (iii) Greystones, High Street, Norton St Philip – works to tree in conservation area – *information only*, Mendip District Council has approved.
- (iv) Westmead Cottage – widening of existing access, *update* – permission granted.
- 5364 **Correspondence**
- (i) WS Atkins, survey of work carried out on A36 – passed to Cllr Hasell. IH
- 5365 **Miscellaneous reports and information**
- (i) Edward Drew from Faulkland Parish Council has asked to borrow the traffic speed equipment. Cllr Rich will respond that the village does not have this equipment, and in any case anyone using such equipment will require permission and training from the police. PR
- (ii) There has been a complaint about a car parked on the paving outside of the Fleur de Lys. Cllr Solanki will speak to the owner of the car. VS
- (iii) The signpost outside of the Fox Design offices has not yet been repaired. Cllr Rich will speak to Brian Cull about this at their meeting next Wednesday. PR
- 5366 **Dates of next meetings**
- (i) Thursday, 13 February, Norton St Philip school (venue to be confirmed).
- (ii) Thursday, 13 March 2003, Village Hall, Farleigh Hungerford (venue to be confirmed).

The meeting ended at 9.50 p.m.