

NORTON ST PHILIP PARISH COUNCIL

MENDIP DISTRICT OF THE COUNTY OF SOMERSET

MINUTES OF THE MEETING held 7.45 p.m. on Thursday 11 December 2003 at Palairet Hall, Norton St Philip

Present: Councillors D. Archer, C. Gill, T. Hanney (arrived during minute 5496), I. Hasell, C. Mack, A. Purssord, P. Rich (Chair)

In attendance: Sally Vince (clerk); Steve Bendle, Wessex Regeneration Trust; approx. 70 members of the public

Apologies for absence:

5507 **Declaration of interests**

None.

5508 **Urgent items**

None.

5509 **Minutes of the previous meeting (13 November 2003)**

These were signed with no amendments.

5510 **Urgent matters arising**

None

5511 **Faccenda site**

(i) Cllr Mack presented a history of the Faccenda site since the fire four years ago.

(ii) Cllr Hasell outlined the position of the village plan steering group in its talks with Ian Faccenda to try to find common ground. He emphasised that the steering group had a clear brief from the Parish Council to talk only around the findings from the village plan process and about the needs of the village. Cllr Hasell has kept Mendip District Council informed and Cllr Mack has kept the Government Office of the South West apprised of the situation.

(iii) Steve Bendle presented the different options for financing the schemes that would support the type of building that the village would like to see on the Faccenda site.

(iv) The following points emerged from the general discussion after the presentations:

- ▶ How long is Faccenda prepared to wait for concrete suggestions from the village? This is not known. An appeal has been lodged on the latest planning applications, but this had to be done in order to meet planning deadlines. As far as the Parish Council is aware, the appeal is not being actively pursued at the moment and Ian Faccenda is still willing to take part in talks. Cllr Mack feels that Ian Faccenda has been quite open in discussions: he thinks that the site could be used again for business; he thinks that with time he would be able to put a lot of housing on the site.

Some parishioners are concerned about the appeal, but councillors think that this will not be a problem in the foreseeable future.

- ▶ Village needs should be a priority.
- ▶ Ian Faccenda has seen Steve Bendle's figures. It is not known what figures he has in mind.
- ▶ There is concern that once the 5.5 acres has been built on, it will branch out on to the rest of the site. Cllr Hasell thinks this is unlikely.
- ▶ Ninety-two per cent of current village properties are in private ownership.
- ▶ Parishioners are concerned that in the discussions there has been no mention of roads and footpaths. Councillors are looking at the overall picture at the moment and feel it is premature to look too closely at such details.
- ▶ There are various ways that a trust could be managed, if that was the approach taken. Anyone involved in such a trust would be so on a voluntary basis. Sheltered housing would need an employed manager. A social landlord could be employed.
- ▶ Parishioners were concerned about the risks involved with a trust. Steve Bendle explained how a social landlord could carry all the risks and hand over management when the site had been built and the management set up. Wessex Regeneration Trust could help.
- ▶ It was agreed that phasing of the building on the site is desirable, although it was acknowledged that the first phases would have to be quite large in order to realise some profit for Ian Faccenda.

(v) The Parish Council is seeking support to brief the parish plan steering group to discuss with Ian Faccenda. The following motion was put forward:

The parish plan steering group should continue discussions, giving priority to village needs, and with no discussion or negotiation on open market housing.

For: approx. 40. *Against:* 7. Motion carried.

(vi) An appeal was made for volunteers to help the parish plan steering group through the next stage of the village plan.

5512

Planning

(i) Rowley Grange, Farleigh Hungerford – Construction of natural stone walls to surround existing swimming pool (LBC – alter/extend). No objection, as long as the heritage consultees are happy.

(ii) Sunnyside, Chatley Furlong, Norton St Philip – Erection of two dwellings. No objection to the 4-bedroomed house; objection to the 5-bedroomed house because of concerns about the height of the roof line. Councillors have no problem with the principle of two houses on the site.

(iii) The Orchard, Norton St Philip – Erection of stable. Objection.

(iv) Ranmore Cottage, Norton St Philip – Works to trees in Conservation Area. No objection; the Parish Council supports this application.

(v) The Malthouse – Internal and external alterations and repairs to include

re-installment of fireplaces, porch canopy and finial. No objection.

(vi) Bend Cottage – Replace existing flat roof with tiled pitched roof and application of render to rear extension walls. No objection.

(vii) Springleaze Farm – Retention of farm shop, use of buildings for B1/B8 uses, retention of car park, and erection of entrance canopy. This is being discussed at Frome Area Board on 16 December. Cllrs Gill and Rich will draft a statement of objection that someone will read at the meeting.

(viii) Planning will be dealt with by Cllrs Purssord and Hanney in future.

5513 **Finance**

- (i) The following cheques were agreed and signed:
- ▶ Somerset Landscapes – grasscutting on the Mead £148.00 + £25.90 VAT = £173.90.
 - ▶ Colin Francis – village cleaning, 12 hours at £6 = £72.00.
 - ▶ Palairet Hall – rent for hall for meetings. £35.00.
 - ▶ The Consortium – screens for Palairet Hall £254.85 + VAT £44.60= £299.45.
 - ▶ Simon Shannon, Fleur de Lys – £25.00 as a thank you to him for letting the Parish Council use a room at the pub for non-public meetings on several occasions.

5514 **Meetings**

8 January 2004, Palairet Hall, Norton St Philip
12 February 2004, Palairet Hall, Norton St Philip

The meeting ended at 10.35 p.m.