

NORTON ST PHILIP PARISH COUNCIL

MENDIP DISTRICT OF THE COUNTY OF SOMERSET

MINUTES OF THE MEETING held 7.45 p.m. on Thursday 8 January 2004 at Palairet Hall, Norton St Philip

Present: Councillors D. Archer, C. Gill, T. Hanney, I. Hasell, C. Mack, A. Pursord, P. Rich (Chair)

In attendance: Sally Vince (clerk); 7 members of the public

Apologies for absence: None

5515 **Declaration of interests**

None.

5516 **Urgent items**

None.

5517 **Minutes of the previous meeting (11 December 2003)**

These were signed with the following amendments.

Minute 5511(ii), the last sentence should read:

Clr Hasell has kept Mendip District Council informed and Clr Mack has kept the Government Office of the South West apprised of the situation.

Minute 5511(iv), the fourth bullet should read:

- ▶ There is concern that once the 5.5 acres has been built on, it will branch out on to the rest of the site. Clr Hasell thinks this is unlikely.

5518 **Matters arising**

None.

5519 **Faccenda site**

(i) It was agreed to send the following letter to Richard Rees of Savils in response to Alice Ordidge's letter addressed to the Chair dated 1 December:

Thank you for your letter of 1 December, from Alice to Paddy, updating us on Ian's current thoughts for redevelopment of the site. This letter represents the views of the parish council as a whole, which is why it is required to come from the clerk.

As you will know from Alice's conversations with Paddy last month, an open meeting for the village was held on 11 December and the parish council has subsequently discussed the results of that meeting and the reports of the meetings with Ian and yourselves.

As Paddy has already explained to Ian, it is important to get clear that the outline development scheme put on paper by Steve Bendle in November was designed only to illustrate how community-based proposals could generate value from the site; it did not constitute a concrete proposal for a development that would meet village needs, which are still not clear. We regret any misunderstanding that may have arisen in this respect.

We are still working to complete a parish plan which will clarify what the needs of the village are. As you know, this work has been delayed by Mendip's failure to provide information on business needs – though we must accept some responsibility for the regrettably slow recent progress.

It is inherent in the position of the parish council that an element of open-market housing

might be demonstrated to meet village needs – and if that turns out to be the case, a coherent plan for the site including that element would be supported by the parish council.

The link between development proposals and village needs is crucial, and we believe inescapable. We adhere to the view that proposals to develop part of the site for market housing without regard to local needs would not be approved.

The parish council is grateful to Ian for recommending that the appeal lodged by the group be deferred for two months, although no confirmation to this effect has been received from MDC. As you will gather, we need this breathing space.

We feel in order to complete the main elements of the parish plan, which would enable us to properly identify village needs, another two months is needed. Whilst this is being done, we would welcome a further meeting with Ian to tell him what stage we have arrived at with our data, and what remains to be done in order to complete the parish plan.

We appreciate the amount of time and travel that Ian has already invested in this matter, and if he agrees to our suggestion to meet we will be pleased to do so at a time and place convenient to him. Such a meeting would also be an opportunity to discuss the concerns expressed in Alice's letter about "uncertainty of the deliverability and financing" of housing other than open-market housing.

(ii) Cllr Gill made the following proposal for acceleration of the parish plan process:

That the following be added to the terms of reference of the steering group:

- ▶ that the steering group will establish a series of small working groups devoted to driving forward the necessary work on major issues including but not limited to:
 - youth facilities
 - other communal facilities
 - housing
 - business needs
 - 'village design' aspects of the plan
 - creation and revision of the plan document itself
- ▶ that the steering group will capitalise on the specialised nature of these sub-groups to recruit to additional energetic people with special interests, who might not have come forward to join the overall steering group
- ▶ that the steering group and its working groups will provide monthly written progress reports to the council, including monthly revisions of the plan document itself.

All councillors were in favour of supporting this proposal and councillors Gill, Hanny, Purssord and Rich offered to help on the steering group. The steering group will continue to be chaired by Cate Mack.

5520 **Planning**

(i) Orchard View Cottage, Farleigh Hungerford - Single storey extension to provide office, utility, workshop and garaging. No objection.

(ii) Highbanks, Tellisford Lane - Demolition of existing bungalow and erection of three dwellings. Objection, with the following comments:

Councillors consider this to be overdevelopment of the site and not in keeping with the surrounding properties. Councillors consider this not to relate to the existing building line and are concerned about the height of the roofline of the replacement property.

(iii) Land at Chatley Farm, Tellisford Lane - Erection of agricultural worker's dwelling. Objection, with the following comments:

Councillors are not convinced of the agricultural need for such a building. This view is reinforced by the characteristics of the proposed building.

(iv) The Willows, Upper Farm Close - erection of dwelling and garage.
Update: permission has been granted.

(v) Rowley Grange, Farleigh Hungerford - Construction of walls and railings to surround existing swimming pool and construction of stair to east.
Update: permission has been granted.

(vi) Bridgefoot Cottage, Chuch Street, NSP - Replacement of fence with stone wall. *Update:* listed building consent and planning permission have been granted.

5521 **Correspondence**

(i) A correspondence list was copied to all councillors.

(ii) TAG will be asked to respond to the letter from David Horne, SCC's Principal Transport Planner, regarding the A366. This letter should in particular to remind the council that four years ago the parish council pointed out the pinch point in the High Street and requested that the road be reclassified as a B road. A pavement in front of Bend Cottage will also be requested. A plan of the proposed pavement in front of the Fleur de Lys will be requested, with details of the materials to be used. TAG

5522 **Finance**

(i) After discussion, the precept was agreed at £13,400.

(ii) Cllr Hanney will ask Colin Francis when he will be repairing the water tower at Farleigh Hungerford. Cllr Mack will request a further quote if necessary. TH / CM

(iii) It was agreed that the clerk should order three litter bins, to be placed at the Bath Road bus stop, the Chatley Furlong bus stop, and outside the school. Clerk

(iv) The following cheques were agreed and signed:

- ▶ Somerset County Council – school crossing patrol £200.00
- ▶ Somerset Playing Fields' Association subscription –£10.00
- ▶ Sally Vince – clerk's salary and expenses (salary £371.95 + expenses £25.00) £396.95
- ▶ Moore Stephens – audit fee (£120.00 + VAT £21.00) £141.00

5523 **Footpaths**

(i) It was agreed to purchase footpath map (GRP with the design impregnated) from Frome Signs, at a cost of approximately £900 including VAT. This will be placed on the George wall. AP

(ii) It was agreed to purchase footpaths leaflets. Cllr Purssord will email the order form to the clerk. AP / Clerk

5524 **Miscellaneous reports and information**

(i) It was agreed that Cllr Hanney should look into the condition of Rundell's Barn. TH

5525 **Meetings**

12 February 2004, Palairet Hall, Norton St Philip
11 March 2004, Palairet Hall, Norton St Philip

The meeting ended at 10.35 p.m.