

NORTON ST PHILIP PARISH COUNCIL

MENDIP DISTRICT OF THE COUNTY OF SOMERSET

MINUTES OF THE MEETING

held at 7.45 p.m. on Thursday 12 April 2007
at Farleigh Hungerford Village Hall

Present: Councillors D. Archer, I Hasell, T. Hodgson, A. McMillan, A. Pursford, P. Rich (chairman)

In attendance: R. Campbell (clerk), 7 members of the public

Apology for absence: Councillor C. Gill

Public forum

(i) Cllr Archer will arrange storage of Traffic Action Day banners on behalf of the Traffic Action Group. DA

(ii) Councillors congratulated Margaret Hasell on running the Bath Half Marathon in 2hrs 6 mins

6045 **Declaration of interests**

Cllr Hasell declared a personal interest in relation to agenda item 7.1 (Planning, 8 Monmouth Paddock) and chose not to take part in discussion or voting.

6046 **Urgent items**

None

6047 **Minutes of the meeting of 8 March 2007**

These were signed by the chairman as a true record with the following amendments: *6034 (ii) width restriction to read 'ix foot six inches' 6037 to read 'All nominations'.*

6048 **Matters arising**

(i) Frome Road bus stop: no news. Clerk to chase again.

(ii) Electricity supply route: the clerk to ask the supply company if they will put the cable under Mr Arney's land (to which he has no objection). Cllr Rich to check the route of the supply between Mr Arney and Mr Rose's land Clerk

(iii) Mud on Church Mead. No further action until Church Mead Management Committee know whether SSE distribution will allow a collector drain (perforated pipe) to be installed in the new electricity supply trench. This is thought unlikely. Cllr Hodgson said that the cost of the pipe would be £15 per metre and he doubted if there was sufficient water volume to make it work. TH

(iv) Dog fouling. The clerk to ask the Mendip dog Warden for advice about signs. Clerk

6049 **Highways**

(i) Width restriction at the Malthouse / Bend Cottage. Cllr Hasell reported that the initial problem of insufficient bollards and no lights had been solved and, though there was some non-compliance with the restriction, the village was at present largely free of heavy lorries. He was optimistic that a viable case for an alternative route would be proved as a result of the restriction. The scaffolding might come down earlier than had previously been thought.

(ii) Progress on the agenda from the meeting with SCC Highways on 9 February. None, in spite of emailing and phoning. The clerk to continue to press for answers on the following: date for installation of white line and bollards in High Street, bollard at North Street, tarmacking 'footway' at edge of A366 at Fleur de Lys; details of schemes for: Town Barton, replacement for chicanes at Bath end of Norton St Philip, possible pedestrian area in front of George Inn. Clerk

(iii) Cllrs Rich and Hasell to provide a note of their meeting with Jeff Bunting, Area Traffic Engineer, held subsequent to the 9 February meeting, and send a copy to Mr Bunting.

PR / IH

(iv) Highways Annual satisfaction survey. Held over pending answers to (ii) above.

(v) Town Barton. A further letter had been received from a parishioner in support of his campaign for a light and white lines at the A366 end of Town Barton. Councillors discussed whether the light should be separated from other measures for which the parish council was in discussion with Somerset Highways. **Agreed** to defer the matter until a response had been received from Somerset. At that time the light will be reconsidered as an agenda item.

6050 **Planning**

(i) *Applications:*

8 Monmouth Paddock, Norton St Philip – erection of wall (Listed Building). **Agreed** to recommend approval.

(ii) *Updates:*

Orchard View Cottage, Farleigh Hungerford – change of use of land to domestic curtilage and erection of timber storage shed/chicken house and implement store (revised description). Refusal: 1) contrary to S1 and EN10 of MDC Local Plan; policies STR1 and STR6 of Somerset & Exmoor National Park Joint Structure Plan Review and the advice in Planning Policy Guidance Notes 1,2 &7. 2) By reason of size, scale & design will lead to visually harmful domestic development within the open countryside without justification which will erode ‘openness’ of Green Belt contrary to provisions of Policy S1, EN10 and Q1 of MDC Local Plan and the advice in Planning Policy Guidance Notes 1,2 &7.

Land at Southfield Farm. Appeal against demolition order dismissed (in spite of drafting errors by MDC). (NB subsequent planning approval for completion of holiday cottage has been granted).

Watercress Cottage, Farleigh Hungerford. Appeal against refusal of retrospective planning for aerial dish dismissed.

6051 **Faccenda site (Former Chicken Factory)**

Cllrs Rich and Hasell reported to the council on a meeting they had had earlier in the week with a principal of an investment company potentially interested in developing the Faccenda site, and his designer.

Clerk

Cllr Hasell reviewed the history of the site since the fire in December 1999, recalling the various planning applications (to rebuild the factory and for different permutations of housing) which were made and successfully opposed against Mendip Planning Officer recommendations. The successful appeals had shown what the village did not want. After a long gestation period the *Parish Plan* had shown what the village did want / needed.

Currently Faccenda hold two valid planning permissions, the first for light industrial use of the area occupied by the previous factory, the second for six houses (outline approval). Various consortia have tried to purchase the site but the high price held out for by the owners, the need for decontamination and the nature of the topography (currently a series of terraces) meant that none had been successful to date.

Cllr Rich said that after an initial contact to try to establish what the village wanted, the investment company had requested a meeting at short notice which had been attended by him as chairman of the parish council and by Cllr Hasell in his role as District Councillor. The company would be meeting MDC the next day

and wanted to get an idea of the parish council's response to their ideas. No plan had been put forward. The company has obtained an option on the land. The outline proposals were for a maximum of 50 houses, mainly terraced, including one and two bedroom properties (25%), and an element of affordable housing. The company would take note of the need established in the *Parish Plan* for small starter homes and homes for the elderly. The design would try and follow the medieval street scene of the village, including the High Street. It would incorporate a 'square' at the current entrance to the Faccenda site, with parking for four cars and a shop with flat above which would be given to the village. There would be parking for 20 cars of existing villagers. Provision would be made for business units, but these would be designed so that they could be turned into housing if not wanted for business purposes. There would be a Section 106 Agreement to ensure the current status of the rest of the 17 acre site was maintained. If wanted for a new communal village building, a field behind the sports pavilion could be given to the village (Cllr Hodgson suggested an alternative use as an additional burial ground when this was needed). There was a further proposal for a land swap, to allow a small additional number of houses to be built on the village side of the brownfield site and correspondingly fewer at the Laverton Lane end.

Cllr Hasell stressed that the Regional Spatial Strategy stated that development in villages should only be allowed if it met village needs. He was cautiously optimistic about the consultative approach taken by the company.

Cllrs Archer and Hodgson felt they could give no opinion until there were proper plans to consider. Cllr McMillan said that the village must define better what it wants. Cllr Pursford gave the ideas cautious support but warned against agreeing to something which turned out to be unsympathetic or not what the village wanted. He asked about the proposed size of gardens. Cllr Archer said the company should be aware that the council was about to change and that the views of incoming councillors were not known.

Cllr Rich said that any proposal which conforms to the *Parish Plan* and village needs should be considered.

6052 **Local government elections**

Six nominations for the parish council had been successfully registered. There will not be an election and the new council will seek to co-opt a seventh member.

6053 **Farleigh Hungerford**

The clerk to try to establish if the strip of grass on the opposite side of the road to the water tower is Highways land.

Clerk

6054 **Village cleaning**

(i) Village Cleaner. Cllr Rich will speak to Nigel Brokeshire about the hours he can work.

(ii) Litter bin at Bath Road. If SSS cannot replace what they removed, the clerk will buy a complete new bin

Clerk

6055 Finance

(i) Church Mead Management Committee – purchase of slide. Held over.

(ii) Palairret Hall Committee gratuity request £10 approved.

(iii) Insurance renewal £393.24 (+1.7%) Due by 1 June – approved

(iv) Financial controls, (v) Rate of interest received, (vi) Clerk's salary and (vii) Bills for payment all held over.

6056 **Corrrespondence**

The chairman briefly reviewed the list of correspondence received since the last meeting.

6057 **Footpaths**

(i) Kissing gates at top and foot of churchyard footpath. To remake in Irrocco had been quoted at £200 more than oak by one joiner. Cllr PUrssord expressed surprise. The other updated quote had not yet been received. Clerk to chase.

Clerk

6058 **Miscellaneous reports and information**

Cllr Hodgson will represent the council at both the Church Mead and Palairet Hall Committees AGMs.

The chairman thanked his colleagues for their hard work over the four years of the current council. He noted that results tend to trickle through gradually rather than be achieved at a stroke. He thanked parishioners present for attending meetings and hoped that they would continue to support the next council. He was thanked in his turn.

6059 **Date of next meetings**

Thursday 10 May 2007, Palairet Hall, Norton St Philip, 7.45pm. Annual Parish Council meeting.

The meeting ended at 9.40 pm.