

# NORTON ST PHILIP PARISH COUNCIL

## MENDIP DISTRICT OF THE COUNTY OF SOMERSET

### MINUTES OF THE MEETING

held at 7.00 p.m. on Thursday 21 February 2008  
at the Palairet Hall, Norton St Philip

**Present:** Councillors D. Archer, K. Baker, T. Hodgson, S. Ledbury, M. Lutterloch (Chairman), V. Parker, A. Purssord

**In attendance:** District Councillor T. Barnes, R. Campbell (clerk), 46 parishioners at outset, 70 for item minuted 6204

#### **Public forum**

No matter was raised.

6194 **Declaration of Interests**

None.

6195 **Urgent items**

None.

6196 **Minutes of the meeting of 10 January 2008**

These were signed by the Chairman as a true record, without amendment.

6197 **Matters arising**

(i) Path round Church Mead. Cllrs Baker and Purssord had prepared an application for regeneration funding which had been submitted to Mendip. An application form now had to be completed. Cllr Barnes reminded councillors of the meeting at Nunney on 26 February on regeneration funding and advised quick action.

(ii) Churchyard path gates. It had been decided to replace the gate and all posts as well as the curved side panels of the kissing gate at the top of the church path. The new gate would open the 'wrong' way, as does the existing one, to allow buggies through. The cost would be less than a third of the budget voted for this item (the cost of erecting the gate was not yet known).

(iii) Farleigh Hungerford Water Tower. The application for regeneration funding had not been successful. Mendip Historic Buildings Officer to be pressed for an answer as to whether funding is available through his department.

Clerk

6198 **Minutes of the meeting of 24 January 2008**

These were signed by the Chairman as a true record with the following amendment: Cllr Archer was not present at the meeting and had sent his apologies District Councillor Barnes reported as a matter arising from this meeting that Mendip's Council Tax would probably rise by 3%. Bills would for the first time include a separate item for Devon and Somerset Fire and Rescue.

6199 **Chicken Factory Site**

Cllr Lutterloch reported that that the parish council had met representatives of Lochailort Investments who now owned the site, their architects and planners, on site on 24 January. Councillors had looked at illustrative development proposals, though at an earlier version than was to be presented to the meeting later that evening.

6200 **Highways**

(i) Proposal to hire speed visor sign. Cllr Archer proposed that the details of joining Somerset Highways' hire scheme, in which a speed visor sign was made available for three 2-week periods per year, be obtained. He thought it unlikely that private roadside land near Upper Farm Close on which to erect a sign to be bought by the parish council, would be available. Cllr Baker questioned whether the hiring option represented good value. Cllr Archer felt the alternative was to scrap the proposal. Hiring details to be presented to the March meeting.

Clerk

(ii) A36 Closure. The clerk had spoken to highway officers at a presentation on the 12-week closure. It was felt that the closure would not present a problem for the village. Cllr Baker will raise the matter at the next PCSO meeting.

KB

6201 **Planning**

*Applications*

**MDC 119495/001** Ringwell Cottage, Ringwell Lane, Norton St. Philip Bath BA2 7NZ

Single storey rear extension, raise garden walls, erect walls to front boundary and terrace rear garden. (DEL)

Application Type: Full

**Resolved to recommend approval**

**MDC 119495/002** Ringwell Cottage Ringwell Lane Norton St. Philip Bath BA2 7NZ

Single storey rear extension, demolish lean-to, make some internal & external alterations including replacing triple roman tiles with slates, raise garden walls and erect walls to boundary. (DEL)

Application Type: LBC- alter/extend

**Resolved to recommend approval**

**MDC 109650/007** Tudor Cottage, Church Street, Norton St. Phillip. Erect single storey extension to rear. (DEL)

Application Type: Full

**Resolved to recommend approval**

**MDC 109650/008** Tudor cottage, Church Street, Norton St. Phillip, Bath, BA2 7L. Demolish external store and erect single storey extension to rear. (DEL)

Application Type: Listed Building.

**Resolved to recommend approval**

**MDC 120032/001** The Little House, Bath Road, Norton St Philip, Bath BA2 7LP  
Erection of a replacement dwelling and associated works - Revisions to approval 120032/000 [DEL]

Application Type: Full

**Resolved to recommend approval**

Cllr Baker declared an interest and elected not to take part in the decision making process on the following item.

**MDC 118902/000** Whistle Down, Tellisford Lane, Norton St Philip  
Demolition of existing detached garage. Construct two storey extension and single storey porch plus bay window. Create new access to Tellisford Lane.(DEL)

Application Type: Full

**Resolved to recommend approval**

*Updates*

**MDC 04978/006PG29** Stepping Stones Church Street Norton St. Philip Bath BA2 7LU. Pollarding of two Silver Birch trees in a conservation area (DEL). CA Tree Works

**Mendip's decision – no objections.**

**MDC 107414/001** 'Soho' 3 North Street Norton St Philip. Extensions to front, side and rear to provide garage, porch, conservatory and utility.

**Mendip's reason for approval** This proposal complies with all the relevant provisions of the Local Development Plan, namely Saved Policies Si, Qi and Q3 of the Mendip District Local Plan (adopted December 2002).

6202 **Finance**

(i) Bills for payment. The following bills were agreed for payment:

Mendip District Council – election expenses £298.92

Clerk's salary and expenses for January 2008 £258.78 + £10.00 = 3268.78

Palairt Hall Trustees – annual rent £10.00

The following budgeted item, not on the agenda, was agreed for payment.

Character Landscapes – grass cutting at Farleigh Hungerford £150.00 + VAT = £176.25.

6203 **Correspondence**

The chairman reviewed the list of correspondence received since the last meeting. Councillors took items of interest.

6204 **Miscellaneous reports and information**

A parishioner had asked about progress on reprinting *A Walk Around Norton St Philip*. Cllr Baker would look into this

KB/Clerk

The meeting was suspended at 7.55pm to allow Lochailort to set up for its presentation. The meeting resumed at 8pm.

6205 **Chicken Factory Site (continued)**

Presentation of their development proposals by Lochailort Investments. Hugo Haig of Lochailort introduced the members of his team. This was a brownfield site, with an appropriate development brief. He hoped the scheme would fulfil the greater criteria the village is looking for.

The landscape architect from Nicholas Pearson said that while fully aware of the status of trees on the site, he noted that much of the planting had been to provide screening for the factory and that many trees were near the end of their lives. The challenge was to plant for the future. There was need to integrate the character of townscape and landscape, local and distant views. There would be awareness of and respect for biodiversity. Drainage proposals were still being examined.

Architect Robert Adam said he had known Norton St Philip for many years and that it was a very fine and architecturally challenging place. In terms of the development of the village the site was not part of the centre and it would not be right to extend the density of the centre onto it. Rather, he proposed to use something of the density and pattern of North Street – and the buildings themselves – in the development. Existing buildings made consistent use of stone

and yet were in a variety of styles and he had tried to work within that framework. This development, unlike that of the village, would be over a short period. Render, dressed stone, rubble stone were all in evidence. The site was not straightforward. The difficulties it presented were good in that they required variety in solution.

Regulations no longer demand big roads, and there wouldn't be any; nor would there be a single cul de sac. These are not part of the character of older places. People will be able to drive or walk throughout the site.

There would be small houses, some flats, terraced, semi-detached and detached houses.

No major important spaces or grand gestures were planned. There would be a shop, which would form a space, but was not a grand gesture. The slope of the site will be used to make a broken skyline, echoing the roofscape elsewhere in the village.

Acknowledging that new is often not popular Mr Adams said that his objective was that in a few years villagers would be able to take visitors through the site and show them that it does work. He looked to villagers to provide comments and help.

Jeremy Muscroft said that in road terms the aim was to tie the new to the existing by means of paths and bridleways. People should be able to walk or ride around the new site. It was proposed to remove the existing traffic calming scheme and control speed through the High Street by means of a 20mph section between raised tables and a pinchpoint, so that it would be safer to walk there. There would be a village 'gateway' – a simple generic variety was shown but could be modified. It was intended to extend the 20mph limit to the area of the school. Do you think they will work feedback. But nothing was fixed yet and feedback was sought from villagers as to what they think would work.

It was hoped to do work on controlling and storing surface water flows from fields to reduce flooding. Soakaways would be explored. Again, local knowledge needed.

Martin Wilkes of Lochailort said 30 private open market houses and 14 affordable houses were planned. Less than market rent would be charged for the shop – making it viable for a good retailer to come. After talking to the Beckington practice manager he said there would not be a surgery but a consulting room with disabled access, which the Parish Council could possibly take on.

The Parish Plan identified the need car parking at top of site. 2<sup>nd</sup> at bottom. Nothing fixed. There had not yet been a formal meeting with Mendip. Guidance aware. MW has been around village. Listen tonight. Time for 'us to get to know.

In accordance with the local authority planning brief for the site, employment use had been included by allocating some small offices. Advice from a firm of Bath surveyors was that demand was unsure and so the offices were of a style that could be converted to houses. This would form part of the legal agreement with Mendip.

At this point the meeting was again suspended and Mike Lutterloch chaired a question and answer session, notes of which are attached to these minutes

The parish council meeting was briefly reconvened and the dates of the following meetings announced as follows

6206 **Dates of following meetings**

Thursday 13 March 2008, 7.45pm, Palairet Hall, Norton St Philip

Thursday 10 April 2008, 7.45pm, Farleigh Hungerford Village Room

The meeting ended at 9.37 pm.