

NORTON ST PHILIP PARISH COUNCIL

www.nortonstphilipparishcouncil.co.uk

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Minutes of a meeting of the Parish Council held on
Wednesday 13th November 2024 at 7.00 pm in the Palairot Hall, Norton St Philip.

Present: Cllr Hasell (Chairman), Cllr Fox, Cllr Lund, Cllr Hitchins, Cllr Curwen and Cllr Murfitt.

In attendance: Nicola Duke (Parish Clerk), Somerset Councillor D Denton and 4 members of the public.

Public Participation

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern:

- A resident spoke to members regarding planning application **2024/1934/TCA** - Land At 377176 155991 Lyde Green Norton St Philip Frome, expressing his concern at the lack of detail contained within the application and the potential impact of the works on the site. The PC's support in bringing these comments to the attention of SC were sought.
- The applicant for planning application **2024/1935/FUL** - Monmouth Lodge High Street Norton St Philip spoke to members regarding the application, highlighting his intention to develop a sensitive, contemporary building in keeping with the traditional surroundings. Members raised concerns expressed by a neighbour, relating to the potential noise generation from the terrace and the potential for the installation of a swimming pool. The applicant confirmed that there was no intention for a swimming pool, that he had reduced the terrace and that he was keen to work with neighbours to develop a home which was supported by them. He requested sight of the correspondence from the neighbour and the Clerk undertook to ascertain whether they would be content for this to be shared with him. Members also expressed their reservations regarding some of the proposed materials, which were felt to be out of keeping with the conservation area. It was noted that the PC would discuss their response to the application at the relevant point on the agenda.

	AGENDA ITEM
9009	Apologies for Absence None.
9010	Declarations of Interest and Dispensations to Participate Cllr Lund declared an interest in planning application 2024/1934/TCA - Land At 377176 155991 Lyde Green Norton St Philip Frome as a near neighbour to the site.

9011	<p>Minutes</p> <p>a) The minutes of a meeting of the Parish Council held on 9th October 2024 were approved for accuracy and adopted (proposed Cllr Fox, seconded Cllr Murfitt).</p> <p>a. To consider any matters arising from the above meetings (if any): None.</p>
9012	<p>Council Reports</p> <ul style="list-style-type: none"> • The Chairman – No report. • Parish Clerk – reported that the bank transfer to Unity had still not been completed due to an issue with the addition of Cllr Fox as a signatory for Nat West. The application had still not been finalised by Nat West and this was being chased. • County Councillors; Dawn Denton had provided a report, which had been circulated to members. Adam Boyden had sent apologies for absence. Cllr Denton reported the following: <ul style="list-style-type: none"> ○ That she had spoken with the Highways Engineer regarding the potential installation of bollards in NSP (TAG agenda item refers). It had been confirmed that the cost of the works was likely to be between £1,000 and £1,500 for the whole process. SC would be able to offer a 15% discount on the works if the PC arranged and stored the bollards. Cllr Fox reported that the information being provided by SC was not, in fact, addressing the queries submitted by the PC. Both she and Cllr Denton would chase SC accordingly. • Other Reports: <ul style="list-style-type: none"> ○ Palairet Hall – No report. ○ Church Mead Committee – Cllr Hitchins reported that Fireworks event had been a great success, with takings about the same as the previous year (despite issues with the card reader). Cllr Hitchins expressed thanks to all of the volunteers who had assisted with the event, both before, during and after as the event would not be possible without their support.
9013	<p>Planning Applications, Appeals and Consultations</p> <p>2024/1795/HSE and 2024/1796/LBC- The Cottage Church Street Norton St Philip Frome Somerset -Alterations to layout of existing rear extension & replacement roof. New insulation, finish, door & window openings & replace render. Replace 3 flat roof dormers with two gable dormers and rooflight. Replace external door with window & secondary glazing to windows on front elevation – Support (proposed Cllr Lund, seconded Cllr Fox):</p> <p>The Design and Access Statement says ‘ The external walls of the main house and front facing gables have both historical and architectural significance. The proposed works do not impact on these elements. Overall the proposals enhance the immediate setting and respect the</p>

character of the historic main house. The proposed works are generally internal and affect the garden facing elevation and as such will not impact on the contribution The Cottage makes to the village Conservation Area. The fitting of secondary glazing offers significant thermal and acoustic benefits with minimal impact on the building fabric and little effect on the appearance of the elevation.'

The Parish Council agrees with this statement and **supports** the application.

2024/1832/FUL - Farthings Frome Road Norton St Philip Bath Somerset - Demolition of existing dwelling and garage. Erection of new 4 bedroom 2 storey dwelling – Support (proposed Cllr Lund, seconded Cllr Hitchins):

The applicant proposes a modest enlargement of the footprint and the addition of bedrooms within the slightly higher roof space. Materials will be in keeping with surrounding buildings and provide improved insulation. The use of an air source heat pump, photo voltaic roof panels, solar shading to the south and permeable gravel to the drive are all welcome specifications.

The PC would like to encourage the applicant to reconsider three points in the application:

1. Consideration should be taken of alternative window materials to uPVC, in keeping with present planning models for carbon reduction in new builds.
2. The siting of the proposed electric charging point(s) needs re-consideration to avoid impeding access to the front door.
3. Planting schemes should be more specific to make the most of the available biodiversity in the front garden, particularly at the front of the house.

The Parish Council **supports** the application and hopes that the applicant will take the above suggestions into consideration.

2024/1876/TCA -Kapawi Cottage 2 High Street Norton St Philip Frome Somerset - T1 (Holly) Reduce by 0.5m – Notification only – Noted.

2024/1934/TCA - Land At 377176 155991 Lyde Green Norton St Philip Frome - T1 Ash – Fell G1 - Mixed including Oak, Alder, Willow, Hazel & Laurel. Coppice all to leave no more than 30cm above ground level.G2 Laurel - Reduce to a woody framework at 4m tall and 4m wide – Notification only – It was noted that Cllr Fox had been liaising with the SC Tree Officer to raise the PC's concern over the lack of detailed information contained in the application and the potential impact of the proposed works on the site. Cllr Fox confirmed that the Tree Officer had taken the comments seriously and was seeking further information from the applicant. It was agreed that Cllr Fox would seek an update from the Tree Officer and, if issues still remained outstanding, the Clerk would submit an appropriate comment via the Planning Portal.

2024/1935/FUL - Monmouth Lodge High Street Norton St Philip Bath Somerset - Erection of a replacement dwelling, restoration of an outbuilding and associated works – Support with comments (proposed Cllr Hitchins, seconded Cllr Fox):

Character and design

The Heritage Statement by Context Planning says: “the scheme design...explores the context of the site, neighbouring buildings, constraints and opportunities, topographical conditions and then demonstrates a modern attractive scheme that provides a high quality design in a sustainable setting.”

The PC generally agrees with the above assessment of this imaginative contemporary design which will be a positive addition to the village’s housing stock The PC has concerns however about two particular aspects of the design.

Firstly the dwelling is within the Conservation Area and can be viewed from parts of Church Mead. Church Mead makes a very significant contribution to the character of the village and its Conservation Area. At its site visit, members of the PC questioned the use of hung slate on the upper, north facing elevation. This is not a feature of the houses in the village , where stone is the predominant material. This is described in the 2007 Conservation Area Appraisal (in particular at section 7.9). The Parish Council suggests the use of stone as proposed on the lower level would be more in keeping than the slate that is proposed. This would also be in line with guidelines for development in the Character Assessment in the draft Neighbourhood Plan which states, “elevations should use local stone or reconstituted stone that presents an acceptable appearance of stone.”

Amenity

The applicant has consulted with the owner of Westmead Cottage, the garden of which is partially overlooked by a new balcony to the proposed house. They have raised concerns with both the PC and applicant about overlooking into their garden from the terrace at the eastern end of the proposed house outside the snug. This was discussed with the applicant at the PC meeting. The PC recognises that the terrace will be set back approx. 4m from the boundary but suggested that incorporating that part of the terrace into the house would result in less harm to the amenity of Westmead Cottage. The applicant has agreed to consider this. The owners of Westmead Cottage have also raised concerns that the proposed pond might be used as a swimming pool. The applicant has however assured the PC that this would not be the case and that the intention was to use the pond as part of a “grey” water filtration system.

Sustainability

The PC strongly supports the proposed the use of environmentally sound materials and technology in this scheme, including heat exchange, near-passivhaus standards and grey

	<p>water systems. The PC also supports the reuse of existing tiles and stone to reinstate the dilapidated outbuilding which adds visual value to the entry to the village. The applicant intends to reuse the existing tiles for the roof slope on the High Street side and source as close a match as possible to fill any gaps on the roof slope facing the house.</p> <p>Environment</p> <p>Many of the trees and large shrubs to be felled are non-native, poor quality or old. The Parish Council supports the proposed new native planting which will maintain privacy for the applicants and their neighbours. The Parish Council hopes that the applicant will amend the plans to include stone elevations at the upper level and incorporate the section of terrace outside of the snug into the house. The PC considers that the proposal would provide a high quality and energy efficient contemporary family home set further away from the boundary with Westmead Cottage and that the benefits outweigh the harms described above. The PC, whilst not wishing to object, hopes that the applicant will make amendments in recognition of the concerns described above.</p> <p>The PC supports the application.</p> <p>To receive and consider planning applications received after the issue of the agenda (<i>where the response time fell outside of the meeting schedule and an extension cannot be obtained</i>) – One application had been received just prior to the meeting, which the Clerk would circulate. An extension for comment would be sought to enable the application to be considered at the next PC meeting.</p> <p>Planning Appeals Planning Appeals APP/E3335/W/24/3338939 , APP/E3335/W/24/3337357 & APP/E3335/W/24/3337232 (2023/0640/FUL, 2023/0643/FUL & 2023/0644/FUL) -Fortescue Fields – Members noted correspondence from the Planning Inspectorate regarding the receipt of Additional Information on the above appeal and considered any further comments to be submitted to PINS (information previously circulated). It was noted that the PC was working on its submission and members resolved that the Clerk was authorised to submit the final document via delegated authority, once the response had been finalised (proposed Cllr Hasell, seconded Cllr Fox).</p>
9014	<p>Consultations</p> <p>Local Plan for Somerset – Members considered the Parish Council’s response to the early engagement consultation for the Local Plan (information previously circulated). Members would review the questionnaire and send comments to the Clerk for inclusion in her submission.</p> <p><i>At this point Standing Orders were suspended in order to enable a resident to address the Council (proposed Cllr Hasell, seconded Cllr Hitchins).</i></p>

	<p>A resident drew attention to the required levels of transparency within local government and queried whether the action agreed above was in the spirit of this transparency. It was confirmed that the process regarding the Local Plan was early engagement stage only, and had been directed to Clerks, who were able to share the information with their members if they so chose. It was further confirmed that, as this exercise was being run by SC, it would be for them to disseminate the responses as they felt appropriate.</p> <p><i>At this point Standing Orders were re-instated (proposed Cllr Hasell, seconded Cllr Lund).</i></p>																											
9015	<p>Financials</p> <ul style="list-style-type: none"> a) Council payments due as listed were approved (proposed Cllr Hasell, seconded Cllr Murfitt). Members noted that the payments due for the replacement of the damaged noticeboard would be reclaimed from the company responsible via their insurance. b) The Bank Reconciliation Statement October 2024 had been circulated to members and was noted. c) Members considered the allocation of up to £2,000 for works required to reinstate the retaining wall along Norton. Following discussion, the allocation was duly approved (proposed Cllr Hitchins, seconded Cllr Lund), with the funds to be allocated from the Parish Maintenance budget with any shortfall to be met from the Unallocated Fund line. <table border="1" data-bbox="395 1084 1445 1464"> <tr> <td>N Duke</td> <td>Expenses November 2024</td> <td>£ 100.65</td> </tr> <tr> <td>Gooding Accounts</td> <td>Payroll fee October</td> <td>£ 20.00</td> </tr> <tr> <td>Devon and Somerset Pension</td> <td>Pension Fund contributions Oct</td> <td>£ 367.18</td> </tr> <tr> <td>HMRC</td> <td>PAYE/NI October 2024</td> <td>£ 139.08</td> </tr> <tr> <td>Cllr Hitchins</td> <td>NP survey fees Sept/Oct</td> <td>£ 150.00</td> </tr> <tr> <td>Greenbarnes</td> <td>Noticeboard</td> <td>£ 1519.21</td> </tr> <tr> <td>Farleigh Hungerford Village Hall</td> <td>Hall hire October 2024</td> <td>£20.00</td> </tr> <tr> <td>Microshade VSN</td> <td>Additional mailbox</td> <td>£43.33</td> </tr> <tr> <td>Mr M Walker</td> <td>Install of noticeboard</td> <td>£200.00</td> </tr> </table>	N Duke	Expenses November 2024	£ 100.65	Gooding Accounts	Payroll fee October	£ 20.00	Devon and Somerset Pension	Pension Fund contributions Oct	£ 367.18	HMRC	PAYE/NI October 2024	£ 139.08	Cllr Hitchins	NP survey fees Sept/Oct	£ 150.00	Greenbarnes	Noticeboard	£ 1519.21	Farleigh Hungerford Village Hall	Hall hire October 2024	£20.00	Microshade VSN	Additional mailbox	£43.33	Mr M Walker	Install of noticeboard	£200.00
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9016	<p>Traffic Action Group, Highways and Footpaths</p> <p>Cllr Fox provided updates on the work of the Traffic Action Group as follows:</p> <ul style="list-style-type: none"> a) Funding for two Speed Indicator Devices had been secured from Somerset & Avon Police. Members congratulated Cllr Fox on this achievement, which was agreed to be an extremely positive step forward. b) A TAG meeting had been held on Thursday 7 November and 9 people had attended. 																											

	<p>c) A366 traffic safety: there was still no response to the joint PC’s letter to Nick Cowley, SC Head of Traffic Safety.</p> <p>d) Pedestrian safety: a draft survey had been prepared and TAG would seek support from the PC to hold a consultation early in 2025, along similar lines to the consultation held a few years ago. This was expected to be with the PC for consideration at the January 2025 meeting.</p> <p>e) Community Speed Watch Volunteers are now legally protected, as part of the ‘police family’, from assault during sessions in the same way as emergency attenders.</p> <p>f) Bollards outside the Fleur de Lys pub: a disappointing response had been received from SC to the PC’s request for advice and support. It had been confirmed that the works would not be funded by SC. The project would therefore be taken forward and funded by the PC without support from SC.</p> <p>Cllr Fox confirmed that she would ask SC’s Highway Engineer to send a letter to the owner of the house and the car that parks on SC property, to warn them of the new bollards due to be installed to prevent this.</p> <p>a) Members considered correspondence from a resident regarding uneven/unsurfaced paths on Shepherds Mead and Church Mead (previously circulated) and it was agreed that Cllrs Lund and Hasell would meet with the correspondent to further explore the proposed project plan and potential draw down of s106 funds. It was agreed that the project would not need to be extended to cover Church Mead, as planned works would be carried out by the Church Mead Committee.</p>
9017	<p>Neighbourhood Plan for Norton St Philip</p> <p>Members received for consideration the draft Neighbourhood Plan for NSP and its supporting documents (previously circulated). Cllr Hitchins spoke to the agenda item, referencing the amendments which had been made to the Plan as a result of the recent Regulation 14 consultation. It was confirmed that members had viewed the documents, which were available on the NSP Neighbourhood Plan website.</p> <p>It was resolved to approve the Neighbourhood Plan for submission to Somerset Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (proposed Cllr Hitchins, seconded Cllr Fox).</p>
9018	<p>Correspondence</p> <p>Somerset Council re: Rights of Way Guidance (previously circulated) - Noted.</p>

9019	<p>Parish News</p> <p>The following items were agreed for inclusion in the next edition of Parish News:</p> <ul style="list-style-type: none"> • Update from Traffic Action Group and the award of the SID grant • General planning update • Update on the status of the NP • Information on the appointment of a new inspector for LPP2 • Information on additional information submitted to PINS re the Lochailort appeals
9020	<p>Meeting schedule</p> <p>Wednesday 11th December 2024 – Palairet Hall, Norton St Philip.</p>

There being no further business the meeting was closed at 8.48 pm.

DRAFT