



# Queen Camel Parish Council

## MINUTES OF THE EXTRAORDINARY MEETING

of the **PARISH COUNCIL** held in

The Marples Room at the Memorial Hall on **Monday 25<sup>th</sup> July 2016** at **7.30pm**

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**Present:** Councillors **John Brendon (JB)** – Chairman  
**John Carnegie (JC)**  
**Andrew Hoddinott (AH)**  
**Kate Oram (KO)**  
**Terri Plummer (TP)**  
**Simon Stapely (SS)**  
**Simon Thornewill (ST)**

**In attendance:** **Patrick Pender-Cudlip (PPC)** - Clerk  
**Mike Lewis (ML)** - County and District Councillor

**4 members of the public**

### Procedural Items

- 1. Welcome and Introduction:** The Chairman welcomed Councillors and members of the public to the Meeting.
- 2. Public session:** a member of the public conveyed an invitation to Councillors from the landlord of *The Mildmay Arms* to join him in a public celebration of the 2<sup>nd</sup> anniversary of the pub's re-opening, to be held in the afternoon of Sunday 31<sup>st</sup> July. Councillors thanked him for his invitation.
- 3. Apologies:** Chris Bennett and Jo Pender-Cudlip sent their apologies for being unable to attend.
- 4. Declarations of interest:** JC registered a personal interest in the planning application for 31 The Glebe (see 02.0716x below).
- 5. Dealing with planning applications:** After a short discussion as to whether the Clerk should be delegated authority to deal with some planning applications when otherwise an extraordinary meeting would be required Councillors decided to defer any decision until the autumn when they intend to review Standing Orders.  
**Clerk's note:** *CB subsequently drew attention to an existing Standing Order (4.2.13) which implies provision for such applications to be decided by Councillors via email.*

## Business Items

**01 [0716x] Outstanding actions:** because of the complexity of the matters to be discussed it was decided to consider the two planning applications first before discussing the old school site and Community Land Trust.

**02 [0716x] Planning Applications:** New applications:

**16/02853/FUL 31 The Glebe, Queen Camel** – erection of single storey side extension. After a brief discussion it was proposed and seconded that this application be supported.

**Agreed 6-0-1**

[For-Against-Abstained]

**16/02965/CPO Camel Hill Farm, Queen Camel** – S.73 variation of conditions 21 & 22, to allow waste stone to be used within the holding for maintenance & development. After a brief discussion it was proposed and seconded that this application be supported.

**Agreed 7-0-0**

**16/02909-13/FUL & ADV, McDonalds Restaurant, Sparkford** – refurbishment & extension of restaurant, erection of new signage, relocation of existing signage. Although the restaurant is in the parish of Sparkford it is close to the parish boundary and its operation can affect Queen Camel residents and children at Countess Gytha School, sometimes adversely. After a discussion it was proposed and seconded that the Council had no objection to the proposed works so long as the planning conditions already in place were properly observed and monitored.

**Agreed 7-0-0**

**01 [0716x] (resumed) Outstanding actions:**

**The Old School site (OSS) and the Community Land Trust (CLT)**

1. JB reported on an informal meeting on 12<sup>th</sup> July with Charlie Field (CF), Somerset County Council (SCC)'s Corporate Property Estates Manager, who indicated that SCC wanted to sell the site as a whole and were keen to get it off their hands as soon as practicable, but if a viable plan for community use was put forward it would be considered on its merits.
2. JB reported on an informal meeting on 13<sup>th</sup> July with Bryan Norman (BN), a property development professional, RHC (Chairman of the CLT and Front Runner Group) and the Clerk. Those present had agreed to investigate capital improvement costs, running costs and sources of funding and income for various possible community schemes, taking into account the views of residents and of South Somerset District Council (SSDC) planners (see 01.0716x.5 below)

3. JB reported on a meeting that he and BN had on 22<sup>nd</sup> July with Alex Skidmore (AS) and Andrew Tucker (AT) of the SSDC Planning Department. AT (who is the SSDC Conservation Officer) indicated that the Listed Victorian Schoolhouse was a potential heritage asset and drew attention to *Historic England's* guidance on *The Disposal of Heritage Assets* by public bodies. He felt that the design of the Listed building made it unsuitable for conversion into residential use. AS and AT thought that the 1920s 'pebbledash' building might be suitable for conversion but the rest of the site had very limited development potential because so much of it was in flood zone 3.
4. PPC gave an update on responses to the questionnaire. The general balance was strongly in favour of using the OSS for the benefit of the community and residents came up with a wide range of interesting and imaginative suggestions in their answers to the Open questionnaire.
5. Councillors were generally supportive of JB's suggestion that a way forward was for an informal working group comprising himself, BN, RHC and the Clerk to explore possible options for the OSS on behalf of the Parish Council (see 01.0716x.2, above).
6. **CLT involvement:** RHC tabled a report from the CLT (see Appendix) explaining that the CLT was planning to investigate feasibility, potential funding and running costs if the community wished to take on the OSS. On 19<sup>th</sup> July a CLT Board meeting had voted to accept an offer of free professional advice from the *Wessex CLT Project*, to include help locating sources of funding and legal advice and assistance putting together the feasibility study and business plan. Although the CLT was an entirely autonomous organization it wanted to work closely with the Council on this project and would appreciate Council endorsement. In response Councillors observed that although the CLT was seeking Council support it was accountable to no one but itself, that any OSS scheme must be self-financing lest Precept funds be put at risk and that decisions about the OSS should be based on the economic facts rather than on the wishes of a limited number of questionnaire respondents. It was also pointed out that existing but underused facilities like the Memorial Hall and the Cleaveside Close lounge could be used to provide some of the community activities suggested for the OSS and that the new school hall would also be available in the future. Finally it was proposed and seconded that the Council endorse the feasibility study being undertaken jointly by the CLT and the *Wessex CLT Project*.

**Agreed 7-0-0**

7. Councillors were conscious that SCC had only agreed to delay selling the OSS on the open market until September and would not even consider making the site available to the community unless credible funding arrangements were in place. It was therefore proposed and seconded that an application be made to SSDC for interim funding in the form of a loan of up to £200k. while alternative funding sources were explored.

**Agreed 7-0-0**

- 03 [0716x] Advance Notices - none**  
**04 [0716x] Items for next month's Agenda - none**  
**05 [0716x] Matters arising post-Agenda - none**  
**06 [0716x] Next meeting – 7.30pm on 12<sup>th</sup> September, 2016 in The Marples Room.**

The meeting concluded at 9.10pm

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, sexual discrimination, marital status, and disability) Crime and Disorder, Health and Safety and Human Rights. Members are reminded that any significant interests over £25 must be registered.

**Signed:**

**John Brendon  
Chairman**

**Date: 9<sup>th</sup> August, 2016**