

BLISWORTH PARISH COUNCIL

Parish Clerk:

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MINUTES

of a meeting of an extraordinary meeting of Blisworth Parish Council held at
7.30pm on

Monday 28th April 2012

in the upstairs room of Blisworth Village Hall.

1	PRESENT	
	Chairman:	Cllr Mrs P Masterman
	Vice- Chairman:	Cllr C Jeffery
	Councillors:	Cllr S Billing, Cllr Mrs M Field, Cllr C Gardner, Cllr Mrs M McKeown, Cllr Mrs J Hawkins, Cllr D Dalton, Cllr Mrs D Burgoyne
	By Invitation:	Cllr S Clarke (SNC),
	In Attendance:	
	Members of the Public:	6
2	APOLOGIES	
	Cllr Mrs K Gray, Cllr T Bartlett, Mrs A Bartlett, Clerk– Personal commitments	
3	DECLARATIONS OF INTEREST:	
	Cllr S Clarke (SNC) indicated that he was present as an observer not as a representative of SNC	
4	MINUTES OF THE PREVIOUS MEETING:	
	As this was an extraordinary meeting there were no minutes to approve.	
5	ONGOING MATTERS	
	To discuss the communication from Calvin Bell (Director of Development) SNC inviting views of the Parish Council on the development of the Sun Moon & Stars.	
	Cllr Jeffery gave an overview of the current position and explained the Grade II listing and compulsory purchase of the property by SNC. Following discussion by councillors and members of the public there were several options to consider.	
<i>i</i>	SNC keep it on the market and just wait until a buyer completes the purchase	
<i>ii</i>	SNC drop the price considerably and see if that commits a buyer to commit	
<i>iii</i>	SNC relax the planning restrictions to attract a buyer and risk having to pay the original owner additional compensation The Heritage Society suggested that some of the planning restraints be relaxed to allow an economic development on the site	
<i>iv</i>	SNC give the building to the village via an established process known as “Asset Transfer” and then we have to raise the funding to restore it	
<i>v</i>	Parish Council, Blisworth Historic Buildings Trust and SNC work in partnership to raise funding from a variety of sources to pay for the restoration	
<i>vi</i>	The view of Parish Council and community is that it would like to see something done with the building as matter of urgency as it is becoming unsightly (and has	



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	<p>done for some time) and as time passed will probably become beyond economical repair. Bearing the above in mind, perhaps the district council should work in partnership with a developer which may help attract more interest. In essence the suggestion is:</p> <ul style="list-style-type: none"> ☐ The district council finds a developer to submit a planning application for viable and sympathetic units. ☐ When permission is granted for an appropriate design the council agrees a price for the site (if not before). ☐ The developer works in partnership to build the units and sell them and the Council gets its payment for the site when each unit is built/sold. This may help developer cash flow and still shouldn't cost the council anything. It would seem sensible as without a buyer the council will continue to hold valuable capital in a unit it will have to continue to maintain and that is likely to drop further in commercial value over the next few years. It could probably do with releasing that capital and getting a return from it elsewhere. 	
	<p>Cllr Jeffery explained the difficulties for potential developers due to the Grade II listing. Removing the listing could incur a claim from the previous owner. Lack of maintenance is increasing the deterioration of the building.</p>	
	<p>Cllr Gardner commented that SNC are responsible for the maintenance of the building as the current owners</p>	
	<p>Cllr Mrs Burgoyne suggested that if SNC would continue as 'landlords' funding could be sought by different village organisations e.g. Parish Council, Blisworth Heritage Society, Blisworth Historic Buildings Trust to renovate the property and operate businesses as suggested in the Community Survey.</p>	
	<p>Cllr D Dalton pointed out that the village has received lottery funding for other organisations recently and PC is currently having to wait for another month in order to apply for funding for Eastfield Playpark fencing as it is less than 3years since an application was made</p>	
	<p>Members of the public were then asked for their views.</p>	
	<p>Mr T Marsh suggested that SNC investigate the potential cost of the claim from Mrs Tew if some of the Grade II restrictions are relaxed. Mr A Hargreaves concurred with this suggestion.</p>	
	<p>Mr M Hawkins referred to the original SNC planning brief and suggested that residential accommodation still seemed to be the best option for the future of the property</p>	
	<p>After much discussion it was agreed that a response would be sent to Calvin Bell with the following suggestions.</p>	
	<ul style="list-style-type: none"> • South Northants Council continue with the sale of the Sun Moon & Stars, accepting potential loss due to the current market conditions • SNC to obtain a relaxation of the restrictions, investigate the potential additional claim by Mrs Tew (which may not outweigh the benefits by gaining interest from developers) • SNC consider 'Deflective Purchasing' i.e. <ul style="list-style-type: none"> ○ The District Council finds a developer to submit a planning application for 	



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	<p>suitable and viable accommodation units 'flats'</p> <ul style="list-style-type: none"> ○ When permission is granted for an appropriate design the council agrees a price for the site (if not before) ○ The developer to build the units, sell them, the council then receives the agreed payment for the site 	
	It was agreed that Cllr Mrs Masterman would email copies of the draft letter next day (29 th May) for confirmation asap in order for the response to reach Calvin Bell within the next few days.	PM
	Cllr Mrs D Burgoyne said she felt very disappointed that the majority of council did not think the suggestion of asking SNC to consider 'Asset Transfer' was a viable option and hoped it does not turn out to be a missed opportunity for the village. Chairman Mrs P Masterman agreed that Cllr Burgoyne's view be minuted.	
	BUSINESS ITEMS	
	To consider Insurance quote from Zurich Insurance and the present insurer AON	
	Quote from AON – Total amount due 1 st June 2012 - £1,809.31	
	Quote from Zurich - Total amount due 1 st June 2012? - £1,045.58	
	Following a short discussion it was agreed that the Zurich quote looked more favourable but Cllr C Jeffery to study the detail to ensure cover would be adequate and comparable. Cllr Jeffery to contact both companies with final decision.	CJ
	The meeting closed at 8.45pm Next meeting Annual Assembly Thursday 31 st May Next Parish Council meeting Monday 11 th June	