

SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 9th January 2012 at 6:30 p.m. in the Parish Hall

Present: Mr. G. Davis (Clerk)

Mr. M. Devenish (Chairman)

Mrs. S. Dustin

Mr. T. Geake

Mrs. R. Harvey

Mr. R. Hellard (Vice Chair)

Mrs. J. John

Also Present: Cllr Neil Butters, for part of the meeting.

Derek Satow addressed the council at the start of meeting.

Derek Satow addressed the Council to draw their attention to the blocked gulley above the phone box which was causing a flow of water across the road which if frozen would become a serious hazard. Michael Devenish will contact B&NES Highways to notify them of this problem.

He also drew the council's attention to the untidy and littered state of the Churchview site. The clerk had already drawn attention of this to the Enforcement Officer on the matter of the re-instatement of the boundary wall. Should the situation continue the matter will also be taken up with B&NES Environmental Health department.

- 1. 467 Apologies for Absence** – Mr. T. Haines sent apologies as he was unable to attend due to work commitments.
- 2. 468 Minutes of Parish Council Meeting** held on 11th November 2011 – A correction to the date for the Core Strategy Examination in Public was agreed and the minutes were approved and signed by the Chairman.
- 3. 469 Minutes of Planning Meeting** held on 28th November 2011 – were approved and signed by the Chairman.
- 4. 470 Minutes of Planning Meeting** held on 19th December 2011 – were approved and signed by the Chairman.
- 5. Clerk's Report** – The Clerk presented his report. Each item presented was discussed under the agenda items below.
- 6. Parish Council Matters**
 - 471 Fire Proof Storage** – The clerk reported that Fireproof Filing Cabinet has been purchased and delivered to the village hall. The clerk has moved the most important documents to this more secure location.
 - 472 Allotments** – The clerk reported that notice has been given to the two allotment holders whose plots were untended. This has not been acknowledged by either. The council confirmed that, in the absence of a response, these notices were to stand. The vacant plots have been advertised in the Parish notes.
It was also reported that Charles Hignett has yet to present an invoice for the rental of the land. The clerk will remind him.
 - 473 Road Sweepers duties** – Councillor Dustin questioned why the South Stoke Parish Sweeper spent three days clearing the debris left after the hedge was cut by the land owner adjoining South Stoke Lane. The clerk reported that this had been the case each year, the contractor cutting the hedge did not clear the road afterwards. The clerk was asked to write to Charles Hignett, the owner, to discuss the clearance of this next year.
- 7. General Parish Matters**
 - Footpaths and Open Spaces**
 - 474 Wansdyke Interpretation Board – Funding and Progress Report** – Cllr Butters indicated that B&NES would be the client and applicant for this project, particularly now that three such boards were being considered, two of which are outside of the parish. The clerk was therefore not required to make entries in the budget for 2012/2013 in respect of this. It was also expected that, should planning permission be required, B&NES Council would be the applicant. However, the clerk was authorised to make a planning application and payment in respect of the single board in the parish should this be necessary.
 - 475 Footpaths - Breach in Wansdyke** The Clerk was instructed to write to B&NES Environmental Health department to draw their attention to the Health and Safety issues associated with this steep and muddy path, and to state the position of the council that it seeks to have this breach closed and the Wansdyke restored. The letter will be copied to Cllr Neil Butters, Charles Hignett, and English Heritage.
 - 476 Village Green – Further improvements** – The clerk received a quotation from English Landscapes for the removal of the Forsythia bush at a cost of £77.66. The council did not accept this quotation and will undertake the removal themselves. A working party to re-paint the railings will be organised in the spring at a date to be advised.
 - 477 Millennium Wood** – Tom Geake reported no further progress.
 - 478 Mobile Library Provision – Consultation and Proposals** – The Parish Council considers that it will be a pity to lose the Mobile Library service, but notes the modest numbers using it. The parish council will look at the alternatives available.
 - 479 Queens Diamond Jubilee Celebrations and Beacons** – The Parish Council of itself will not take responsibility for the organisation of this event, but will facilitate other bodies to do so. Robert Hellard take the matter to the Village Hall management committee.

8. Planning Matters

- 480 Core Strategy – Local Development Framework – Examination process** – The Pre-Hearing Meeting has taken place and was attended by South Stoke Councillors. The Hearings in Public will start on Tuesday 17th January 2012. Robert Hellard outlined process and gave details of the issues and the Parish Council's schedule of attendance on all the relevant days.
- 481 Neighbourhood Planning Protocol** – The council attended the 'Briefing Meeting for Town and Parish Councils' organised by B&NES Council. The Protocol will be subject to Cabinet approval on 14th March 2012 and the document subject to further consultation in March / April. The clerk was asked to establish the date of the next consultation meeting
- 482 Conservation Area Appraisal** - No further progress to report. The clerk has written to the Conservation Officer to obtain an update on the situation but has received no reply.
- 483 Applications Received**
None
- 484 Planning Decisions by B&NES**
Chestnut Cottage Packhorse Lane South Stoke - 11/01724/FUL – Erection of single storey side and single storey rear extension and raising of ridge to main roof and provision of 4no dormer windows (Resubmission) – **PERMIT**
Wych Elm House, Packhorse Lane, South Stoke, Bath BA2 7DJ - 11/02090/FUL – Erection of a replacement dwelling and associated works. Revised Plans. – **PERMIT**.
The Poplars, 160 Midford Road, South Stoke, Bath - 11/03860/FUL - Erection of rear conservatory and two storey side extension following demolition of existing sheds and rear conservatory. – **PERMIT**.
Church View Packhorse Lane South Stoke - 11/04123/FUL - Excavation to form parking area and rebuilding wall (Retrospective) (Resubmission). - **REFUSE**
Hyver Combe Hay Lane Midford Bath Bath And North East Somerset - 11/00543/FUL - Conversion and extension of outbuilding to create annex – **PERMIT**
Court Essington, Midford Road, Midford, Bath BA2 7BX - 11/04269/FUL - Erection of replacement loose boxes, fodder store and equipment store - **REFUSE**
Underhill Cottage Combe Hay Lane Midford Bath BA2 7NX - 11/05024/FUL - Conversion of one of the two existing garages to provide additional accommodation to the house and erection of a new single storey glazed hallway link between the house and the new converted space – **PERMIT**
Parsonage Barn, Packhorse Lane, South Stoke, Bath, Bath And North East Somerset, BA2 7DL - 11/05028/TCA - Fell 3 x Apple trees - **NO OBJECTION**
- 485 Decisions Pending**
Clearbrook Farm Midford Hill Hinton Charterhouse Bath - 11/04422/FUL - Use of agricultural land as a natural burial ground (revised resubmission). The council **OBJECTS IN PRINCIPLE** and were unanimous in this resolution
Clearbrook Farm Midford Hill Hinton Charterhouse Bath - 11/04423/AR - Display of a pair of simple name boards on posts at the entrance to the burial ground. The council **OBJECTS IN PRINCIPLE** and were unanimous in this resolution
White Cottage Midford Road Midford Bath - 11/04843/FUL - Erection of single storey rear extension following removal of existing extension (Resubmission). The Parish Council has **NO OBJECTION** to the proposals.
Packhorse Farm Old Midford Road Midford Bath BA2 7DQ - 11/04606/FUL - Change of use and conversion of existing redundant barn building to 2no. live-work units to incorporate new principal rider and grooms accommodation, addition of 2 stables to existing 2 mobile stables, to create 4 permanent stables for current DIY Livery Business, erection of stabling for 7 event horses and conversion of existing outdoor turnout area/starvation paddock to an all-weather riding arena. The Parish Council has carefully considered this application and **OBJECTS IN PRINCIPLE** in the strongest terms to the proposals.
- 486 Enforcement Update**
Church View Packhorse Lane South Stoke - 11/00614/UNDEV - Excavation to form parking area, rebuilding wall and recladding garage. – This is now subject to the above enforcement case. The enforcement officer has written to the owners in order to agree a date for re-instatement of the boundary wall.
- 487 Review of the Planning Process within B&NES** – Cllr. Neil Butters has written to B&NES Democratic Services in respect of the issues that have arisen, and discussed these with the relevant council members. He is awaiting a response.
- 488 Other Planning Matters to Report** - None
- ## 9. Highway Matters
- 489 South Stoke area gas mains replacement works** – The works on Packhorse lane are proceeding as planned and started today, 9th January 2012. It has been agreed that South Stoke Lane will only need to be closed for 5 days. Provisionally, this will be a Monday to Friday. However, this will be reviewed in the light of experiences drawn from the Packhorse lane works.
- 490 Winter Maintenance Pilot Scheme** - The clerk as Snow Warden received delivery of 56 bags of grit salt and a spreader. The bags have been distributed around the Parish.

- 491 Road Safety Issues** – In the light of the number of incidents occurring the chairman will write to the B&NES cabinet member for transport and request that the area of concern on the B3110 be extended to cover the entire section from the Cross Keys to Hinton Charterhouse.
- 10. B&NES Matters**
- 492 Bath Preservation Trust** – Robert Hellard will attend the next committee meeting and request support on the issues of the application at Packhorse Farm, the non-determination on Clearbrook Farm, and to organise a meeting between the parishes and B&NES planning to discuss the issues raised in 487 above. Councillor Jenny John requested that the BPT also press for the adoption of the South Stoke Conservation Area appraisal.
- 11. Other Matters to Report**
- 493** Tom Geake reported that Sylvia Williams had undergone surgery and that this had been successful.
- 494** Tom Geake also reported that he will complain to B&NES in respect of the long standing advertisement on Midford Road.
- 495** He also reported on damage to the road surface at the junction of the B3110 and the Old Midford Road. He will discuss this with Tim Haines.
- 12. Correspondence Received**
- 496 Consultation – B&NES Gypsies, Travellers & Travelling Show People Site Allocation and Development Plan** – Robert Hellard will discuss this with the Bath Preservation Trust and respond for the Parish Council.
- Invitation to Cotswold AONB Annual Forum – 2nd March 2012** – Jenny John and Sue Dustin will attend.
- B&NES – Public Liability Insurance – Community Events** – The Parish Council noted the need for events to be officially organised through the Parish Council to ensure insurance cover.
- 13. Financial Matters**
- 497 Budget for 2012/13 and Parish Precept** – The Parish Council approved the budget for 2012/13 and agreed the precept of £4790 as this represents a zero per-capita increase on last year.
- 498 RFO Report** – Received and Noted.
- 499 Payments for Approval**
- The following payments have been made as standing payments or were approved at the previous meeting.
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| 1132 | English Landscapes – Churchyard and | £418.80 |
| | Footpath Maintenance | £210.00 |
| 1133 | Mr. G. Davis – Expenses; Refreshments for PC meeting | £5.54 |
| 1134 | E.ON Electricity Bill dated 03-11-2011 | £23.46 |
| 1135 | South Stoke 2000 – Book of South Stoke | £19.95 |
| 1136 | Mr. M. Bambury – Road sweeping 31/10 – 27/11/2011 | £131.64 |
| 1137 | Mr. D. Brown – Road sweeping 31/10 – 27/11/2011 | £82.32 |
| 1138 | Mr. G. Davis – Parish Clerk 31/10 – 27/11/2011 | £186.83 |
| 1139 | E.ON Electricity Bill dated 03-12-2011 | £23.46 |
| 1140 | The Safe Shop Ltd.–Fire Proof Filing Cabinet | £454.80 |
| 1141 | Mr. M. Bambury – Road sweeping 28/11 – 31/12/2011 | £164.80 |
| 1142 | Mr. D. Brown – Road sweeping 28/11 – 31/12/2011 | £102.90 |
| 1143 | Mr. G. Davis – Parish Clerk 28/11 – 31/12/2011 | £233.64 |
| 1144 | HMRC – PAYE Quarter 3 | £278.80 |

Approvals requested for expenditure before next meeting.

Mr. G. Davis – Expenses; Refreshments for PC meeting	£7.20
Southern Electric Contracting – Lighting Maint. Oct-Dec 2011	£76.10
E.ON – Electricity Account January 2012	£23.46
B&NES Council – Planning Fee Wansdyke Interpretation Board	£167.50

14. Dates for Future Meetings

The dates for future meetings were confirmed:-

5 th March 2012	16 th April 2012 – Annual Parish Meeting
	14 th May 2012 – Annual Parish Council Meeting

Geoff Davis (Clerk)

01225 840201

SouthStokeClerk@hotmail.com