SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 14th January 2013 at 6:30 p.m. in the Parish Hall

Present: **Mr. G. Davis (Clerk)**, **Mr. M. Devenish (Chairman)**, **Mrs. S. Dustin**, **Mr. T. Geake**, **Miss R. Harvey**, **Mr. R. Hellard (Vice Chair)**, **Mrs. J. John**, **Mr. C. Winpenny**

1. 690 Apologies for Absence – Mr. N. Butters sent apologies for not being able to be present.

2. 691 Minutes of Parish Council Meeting held on 19th November 2012 – Approved and signed by the Chairman.

3. Clerk's Report – The Clerk presented his report. Each item was discussed under the agenda items below.

4. Parish Council Matters

692 Code of Conduct – Councillors made observations that the New Code of Conduct was less comprehensive than the previous and covered only matters of pecuniary interest. It was nonetheless accepted that this is now all that is required of councillors, and the new code was adopted unanimously. Councillors were asked by the clerk to complete their register of members interest forms and return them to him prior to the next Parish Council meeting, so that the register would be complete at that time.

693 Allotments – A number of plots experienced significant damage when cattle came onto the allotments through a gate that had been left open. The gate has now been padlocked shut. The council took it upon itself, as a goodwill gesture, to organise working parties and to fund materials to make good the damage. The clerk reported that all allotment holders were happy with the outcome and a letter of thanks had been received from Robert Williams.

694 Parish Sweepers – Hours of Work The Clerk reported that all arrangements have been finalised with Hinton Charterhouse parish Council and that the Midford sweeper now worked an additional 2 hours per month to sweep and litter pick the relevant section of road that lies within Hinton Charterhouse Parish.

5. General Parish Matters

695 Village Hall Improvements – Robert Hellard reported that the Village Hall Management committee had nothing specific identified at present but expected to do so for the next financial year.

696 Remedial works for the Churchyard – Councillor Jenny John outlined the works required and reported that a quote from The Landscape Group for the sum of £273.37 had been received. As this is within the funds available in the ring fenced account the clerk was instructed to accept the quote, and ask Steve Ayliffe of the Landscape Group to liaise with Jenny John when he is about to commence the work.

697 Parish Council Website – The website is now complete. The clerk reported that he had yet to liaise with Peter Wheelhouse in order to receive instruction on how to load new files. Councillors asked that their individual e-mails be removed from the site and system, and that all correspondence be directed only to the clerk. The chairman has asked Peter Wheelhouse to raise an invoice for the work.

Further discussion took place regarding publicising the work of the Parish Council and it was agreed that there should be a regular item from the Parish Council in the Parish Notes. Mick Devenish agreed to contact Simon Pearson and Jenny John and Mick Devenish agreed to provide the material for each issue.

Footpaths and Open Spaces

698 Cotswold AONB Management Plan – Councillor Jenny John reported that she had responded to the consultation (as this had been omitted from the previous minutes).

699 Village Green – Further improvements – The clerk reported that he had received correspondence on the matter of pruning the bush. This has now been explained and the resident is happy for this to go ahead. Mick Devenish agreed to undertake this work in the near future.

700 Millennium Wood Seat – The Parish Council will organise a working party to assemble and install the seat at the next meeting.

701 Request for Reserved / Disabled Parking Space outside Churchyard. The clerk reported that B&NES parking services had adopted a very negative approach to these requests, and furthermore are now suggesting that they will mark the other bay with white lines on the road as well. Prior to making further comment to B&NES Parking Services the Clerk was asked to forward the e-mail train to Councillor Neil Butters for comment.

6. Planning Matters

702 12/05458/REM - Field Parcel 3029, Packhorse Lane, South Stoke, Bath - Removal of conditions 1 and 2 of application 07/03727/FUL (Erection of temporary hay barn and stable (Retrospective)) – The Parish Council objects in principle to this application. Permission should remain temporary and renewable on a five yearly basis as a permanent permission might allow the possibility of a future change of use.

703 Assets of Community Value – Nomination Process – The clerk has reported that the application had been submitted to B&NES Council. It will be under consideration by them until 14th February 2013.

704 Conservation Area Appraisal – No further communication or progress has been received or made with this. It is clear that it has once again been put to one side, and seems unlikely to become adopted in the near future.

705 Core Strategy – Local Development Framework – Examination process – A meeting with B&NES Council Planning Policy Team took place on 7th January 2013. The current suspended status of the Core Strategy was

explained, particularly in respect of the requirement to review the housing needs and provision. It was made clear that there is a need to find additional land and spaces, and that a variety of options and all areas were under consideration. One among these areas is the Odd Down / South Stoke plateau. It was explained that there was not enough land without using Green Belt, and extra provision for housing has to made unless B&NES Council can set out demonstrable reasons why they are not meeting the identified needs.

The Planning Team will report to council by 3rd March 2013, and there will then be a short consultation period in May before the hearings with the Inspector resume in June 2013.

The Parish Council identified the issue of coalescence with the City of Bath as the fundamental issue facing the Parish of South Stoke, and re-confirmed its strong objection to any plan that may threaten this.

706 **Neighbourhood Planning Protocol** - The Council has been invited by CPRE to attend a number of Neighbourhood Planning Workshops which will provide training on Neighbourhood Planning. The council does not require any places as the focus of such a plan is development.

707 **Applications Received** - **12/05458/REM - Field Parcel 3029, Packhorse Lane, South Stoke, Bath** - Removal of conditions 1 and 2 of application 07/03727/FUL (Erection of temporary hay barn and stable (Retrospective))

708 **Planning Decisions by B&NES - 12/03395/FUL – Longthorne, Old Midford Road, Midford, Bath -** Erection of replacement dwelling. – PERMIT

12/03529/LBA - **Midford Castle, Access Road To Midford Castle, Midford, Bath –** Internal and external alterations for the refurbishment of existing lower ground vaults to include replacement timber windows, replacement tanking system and plaster boarding, flooring and services and replacement link roof timbers, roof lights and roof tiles. The Council comments that correct procedure should be followed. - CONSENT

12/04637/LBA - Southstoke Hall, Packhorse Lane, South Stoke, Bath - Internal alterations for the removal of wall to join and expand two existing openings. – CONSENT

12/04641/LBA - Midford Castle, Access Road To Midford Castle, Midford, Bath - Internal and external alterations to include the replacement of existing felt roof and roof lantern with lead roof and timber roof lantern, insertion of 2no. windows in either end wall to matching existing windows, replacement of existing timber windows with new timber windows detailed to match existing with slimlite glazing and replacement of inner blockwork leaf with new blockwork wall plaster skimmed internally. – CONSENT

12/05317/TCA - Southstoke Hall, Packhorse Lane, South Stoke, Bath - Various tree surgery works to five trees and removal of one small Lime as detailed in notification. – NO OBJECTION

709 **Decisions Pending - 12/04834/FUL - Pack Horse Farm, Old Midford Road, Midford, Bath, BA2 7DQ** - Change of use of land to equestrian, retention of 2no. mobile stable units for current DIY livery business and conversion of existing outdoor turnout area/starvation paddock to an all-weather riding arena (revised resubmission). To be determined at Development Control Committee on 13th Feb. 2013.

710 **Planning Appeals - 12/00072/RF– Castle Farm Barn, Midford Road, Midford, Bath -** Erection of a temporary agricultural dwelling and an extension to cattle shed. The informal appeal hearing will take place on 29th January 2013.

APP/F0114/C/12/ 2179426 – The Old Fullers Earth Works, The Firs, Combe Hay, BATH, BA2 8PD, Easting: 3729353 Northing: 1611894 **-** Gazelle Properties Limited - C/Enforcement Appeal. Without planning permission, the change of use of the land from agriculture and general industrial use (B2) to the mixed use of the land. The Parish Council has registered its wish to appear at the hearing on 29th January 2013, and will attend to ensure that the Parish Council's views are heard and taken into consideration.

711 **Enforcement Update –** The clerk was asked to research the permissions granted to the BT Repeater Station in Midford.

712 **Other Planning Matters To Report -** No response has been received from B&NES Planning Enforcement in regard to the TeePee structure reported at the last Parish Council meeting. The clerk was instructed to progress this.

7. **Highway Matters**

713 **Midford Footway** – Consequent on the return of the WCI surplus funds approval has been granted for the payment of the cost of the Daffodil bulbs planted on the new Midford footway.

. **714** **Maintenance Update** – It was reported that Tucking Mill Lane has been marked up for repair.

715 **Road Safety Issues** – It was reported that the fence above the long arch tunnel on Tucking Mill Lane is in need of significant repair and is unsafe. The Clerk was asked to write to B&NES Highways in order to achieve a resolution of this matter.

Mick Devenish undertook to write to B&NES Highways with regard to the return of the Chevron signs following the works on the Midford Footways.

8. **B&NES Matters**

716 **Bath Preservation Trust** – Robert Hellard reported that 1 Royal Crescent is closed for refurbishment. 1A will re-open in February and be the new entrance to the museum, and 1 Royal Crescent will re-open in April. At the present moment the trust is some £500,000 short in funding to complete the works.

9. 717 **Other Matters to Report –** Councillor Rhona Harvey tendered her resignation as Parish Councillor, being unable to continue due to her many other commitments. A vote of thanks was given by the council for her 6 years service.

10. 718 Correspondence Received

Application to designate Limpley Stoke and Freshford Neighbourhood Area – The Parish Council has no comment to make.

11. Financial Matters

719 Budget for 2013/14 and Parish Precept - The Parish Council approved the budget for 2013/14 and agreed the precept of £4680 which together with the Local Council Tax Support Grant of £180 provides total funding of £4860. This represents a small increase in total funding and a small per-capita reduction on last year.

720 RFO Report – Received and Noted.

721 Payments for Approval

The following payments have been made as standing payments or were approved at the previous meeting.

1216	E.ON Electricity Bill dated 1-11-2013	£23.09
1217	Mr. M. Bambury – Road sweeping 28/10 – 24/11/2012	£139.93
1218	Mr. D. Brown – Road sweeping 28/10 – 24/11/2012	£92.61
1219	Mr. G. Davis – Parish Clerk 28/10 – 24/11/2012	£233.63
1220	Mr. M. Devenish – Expenses Daffodil Bulbs	£136.62
1221	Mr. G. Davis – Backup Storage & Refreshments	£31.28
1222	Mendip Fireplaces – Materials – Repainting Village Railings	£75.96
1223	Mendip Fireplaces – Village Hall Curtains and Materials	£305.45
1224	B&NES Council – Return of WCI Surplus – Odd Down	£241.33
1225	B&NES Council – Return of WCI Surplus – BathAvon South	£341.07
1226	Hignett Brothers – Allotment Rent April 2012 – March 2013	£45.00
1227	The Landscape Group – Churchyard & Footpath Maint (Final)	£651.86
1228	E.ON Electricity Bill dated 1-12-2012	£22.34
1229	Mr. M. Bambury – Road sweeping 25/11– 29/12/2012	£200.39
1230	Mr. D. Brown – Road sweeping 25/11– 29/12/2012	£102.90
1231	Mr. G. Davis – Parish Clerk 25/11– 29/12/2012	£492.30

Approvals requested for expenditure before next meeting.

Expenses R. Hellard – Materials for Allotment Repairs	£10.88
Expenses G Davis – Materials for Allotment Repairs	£33.91

12. Dates for Future Meetings

The dates for future meetings were confirmed:- 11th March 2013, 15th April 2013 – Annual Parish Meeting, 6th May 2013 – Annual Parish Council Meeting.

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