SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 11th March 2013 at 6:30 p.m. in the Parish Hall

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

Derek Satow and **Caroline Cundy** attended the first part of the meeting and addressed the council.

Derek Satow raised the matter of the South Stoke Conservation Area Appraisal, querying why it had not yet been adopted by B&NES Council, as it had been completed in 2009. The Council explained the lengths they had gone to, without success, to progress this matter. Derek Satow queried whether B&NES Council had a statutory duty to adopt such a document. It was agreed that the Council would research this matter in the hope that this might prove to be a new avenue to achieving adoption of the document.

Caroline Cundy raised the matter of the Planning Application for Pack horse Farm. She summarised the position so far from her perspective and her intention to object, via her representative, and her objections. She raised the further concern, that if as recommended, the application was refused, what enforcement action B&NES Council might take. She indicated her intention to make this part of her submission to the Development Control Committee and asked if the Parish Council might do the same in their submission.

B&NES Ward Cllr. Neil Butters also attended the meeting until 9:30 p.m.

Patrick Dawson attended the meeting as a candidate for the Parish Councillor vacancy.

1. 722 Apologies for Absence – Mr. C. Winpenny sent apologies as he is on a family holiday.

2. 723 Declarations of Interest and Dispensations

Tom Geake submitted a declaration of interest and a request to speak, but not vote, on agenda item 7 – Planning Matters - 12/04834/FUL – Pack Horse Farm. A motion to grant the dispensation was proposed by Michael Devenish, seconded by Robert Hellard and carried unanimously.

3. Confidential Matters

There were no confidential matters identified.

4. 724 Minutes of Parish Council Meeting held on 14th January 2013.

Jenny John requested the minute for item 705 'coalescence with the City of Bath as the fundamental reason' be changed to read 'coalescence with the City of Bath as a fundamental reason' in order to emphasize it was one of many important reasons. The council agreed with this change. The Chairman made and initialled the amendment. The minutes were then approved and signed by the Chairman.

5. Parish Council Matters

725 Parish Councillor Vacancy - Patrick Dawson affirmed his willingness and wish to serve as a Parish Councillor. He was proposed by Robert Hellard, seconded by Michael Devenish and he was duly elected unanimously by the council to serve as councillor. Mr. Dawson and the Clerk signed the acceptance of office.

726 Review of Standing Orders, Risk assessment, Asset Register – The draft amendments were discussed and amendments agreed. The clerk will bring the revised documents to the Annual Parish Council meeting for adoption.

727 Register of Members Interests – Some register of members' interest forms have yet to be completed by Councillors. Those outstanding are requested to be completed and returned to the clerk as soon as possible.

6. General Parish Matters

728 Remedial works for the Churchyard – Councillor Jenny John reported that the works – removal of ivy from graves, walls and a Yew tree will commence on Friday 15th March 2013. The Church wardens have been informed and invited to attend and inspect the works.

729 Parish Council Website – The clerk reported that he had been unable to establish contact with Peter Wheelhouse in order to receive instruction on how to load new files and to receive an invoice for the work. Also that as a result the site was now in need of some urgent updating.

Footpaths and Open Spaces

Village Green – Further improvements. Michael Devenish reported that now that he had returned from holiday he was in a position to prune the bush, and would do so shortly.

Reserved / Disabled Parking Spaces – The clerk reported that no response had been received from B&NES Council to progress this matter. The clerk gave his opinion that B&NES Council wished the matter to be dropped in order to avoid any cost. The council agreed to leave the matter for the time being, keeping it under review.

7. Planning Matters

730 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).

The Council **OBJECTS IN PRINCIPLE** to this proposal, and has already made its' submission. Robert Hellard will attend and speak on behalf of the Council at the Development Control Committee meeting when this application is considered. He asked for any further comments and Jenny John requested that the matter of the redundant barn and enforcement be included in the submission.

731 **13/00635/FUL - Homeville, Packhorse Lane, South Stoke, Bath BA2 7DL** - Erection of a conservatory to the rear elevation. – The Council has **NO OBJECTION** to this proposal.

732 **13/00844/REN - Midford Place, Midford Road, Midford, Bath BA2 7BX** - Renewal of application 09/04873/FUL (Reconstruction of conservatory, erection of garage, demolition of courtyard lean-to & construction of family room. Block up garage door & insert a sliding sash window in its place.) – The Council has **NO OBJECTION** to this proposal, but draws attention to the comments made on the original application.

733 **13/00845/LBR - Midford Place, Midford Road, Midford, Bath BA2 7BX** - Renewal of application 09/04874/LBA (Reconstruction of conservatory, erection of garage, demolition of courtyard lean-to & construction of family room. Block up garage door & insert a sliding sash window in its place.) – The Council has **NO OBJECTION** to this proposal, but draws attention to the comments made on the original application.

Assets of Community Value

734 **Registration of Pack Horse Public House** – The clerk reported that the Pack Horse public house has now been entered into B&NES Council's list of Assets of Community Value.

735 **Registration of Other Assets –** The clerk gave a review of whether it is appropriate and / or possible to complete a registration for the other assets. The clerk was asked to discuss the list with the B&NES Council – Policy & Partnerships to further inform the decisions on how to proceed.

Planning Update

736 **Conservation Area Appraisal –** The current status and lack of progress was reported in the public session at the start of the meeting. The matter will be raised by the clerk again at the Parishes Cluster Group Meeting on Tuesday 12th March 2013.

737 **Core Strategy – Local Development Framework** – Robert Hellard outlined the events at that special B&NES Council meeting and the outcomes from the votes. In particular the approval of the amendment to include provision for 300 homes on the South stoke plateau. It was noted that the revised Core Strategy document will be published on 26th March 2013. This will be followed by a 6 week public consultation, after which the Examination in Public will resume. It was made clear that the Parish Council must object to the revised Core Strategy in order that the inspector will grant the right to be heard.

B&NES Ward Councillor Neil Butters informed the Council that a special motion had been passed later in the Special Council meeting, the minute being as follows:-

> *To request that Cabinet aims to maintain the rural buffer between South Stoke and Bath as a priority during the placemaking process for "land at Odd Down"*

In order to fully engage and represent the residents of South Stoke it was resolved to call a Special Parish Meeting on 8th April 2013 and to inform and invite the public to attend by means of a newsletter, to be drafted by Michael Devenish and Robert Hellard, and to be distributed by Councillors to every household in the Parish.

It was noted that this would be followed by the Annual Parish Meeting on 15th April 2013, where further opportunity for public engagement would arise.

Then in order to fully prepare for and respond to the consultation and the Examination hearing it was resolved to call a Special Parish Council meeting on 22nd April 2013.

738 **Place-Making Plan** – The council does not consider there is a conflict in objecting to the Core Strategy and at the same time taking an active part in the formulation of the Place Making Plan. Rather it sees it as essential if the council is to exert any influence on the development if and when it happens. The council therefore resolved to take a full and active part in this process with B&NES Council.

Applications Received – See 730 – 733 above.

12/04834/FUL – Pack Horse Farm, Old Midford Road, Midford, Bath BA2
13/00635/FUL - Homeville, Packhorse Lane, South Stoke, Bath BA2
13/00844/REN - Midford Place, Midford Road, Midford, Bath BA2
13/00845/LBR - Midford Place, Midford Road, Midford, Bath BA2

739 **Planning Decisions by B&NES - 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)) **PERMITTED –**Removal of Condition 1 – Temporary Permission made permanent. Condition 2 remains – Only private non-commercial use.

740 **Decisions Pending - 12/04834/FUL - Pack Horse Farm, Old Midford Road, Midford, Bath, BA2 7DQ** – See 730 above. To be determined at Development Control Committee on 13th Mar. 2013.

741 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 appeal has been ALLOWED.** Conditions: Temporary limiting permission to a three year period and restricting the occupancy of the dwelling. Also to limit the commencement of the change of use to a period of twelve months.

742 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 hearings have been adjourned whilst the appellant and B&NES Council prepare their evidence and cases to be argued concerning the complex legal issues raised. Estimates of when parties will be ready to resume will be submitted on 15th March.

Enforcement Update

743 13/00087/UNAUTH - Old Telephone Repeater Station Old Midford Road Midford Bath - Use of land for commercial purposes. The Planning Officer has visited the site and no breach of control is occurring at the moment. As a result the case will be closed with no further action required.

13/00098/UNDEV - Parcel 1685 Combe Hay Lane Midford Bath - Erection of encampment on private land. The initial view of the Planning Officer was that the structure did not constitute a development and therefore no further action was appropriate. The case has been opened and remains under investigation.

Other Planning Matters to Report - None

8. Highway Matters

744 Midford Footway – Michael Devenish reported that following the delays to these works, he has been re-assured by B&NES Highways that funding has been carried forward into the next financial year and the works will be completed then. The delay will be used as an opportunity to resolve the recently raised issue of a safer crossing at the bottom of Midford Lane.

745 Variable Message Sign on A36 at Hinton Charterhouse – The Parish Council considers this sign to be inappropriate, unnecessary, and likely to divert increased volumes of traffic through Midford. The Council resolved to fully support Hinton Charterhouse Parish Council in its' attempts to prevent this sign from being erected.

. **746 Maintenance Update** – It was reported that the Bus Stop between Tucking Mill lane and the Hope and Anchor is in need of repair. It was also reported that wall at Midford Castle has fallen onto the footway. These matters will be taken up with B&NES Highways.

747 Road Safety Issues – Michael Devenish has spoken to the landowner at Long Arch tunnel and he has indicated that they intend to repair the fence at that location.

9. B&NES Matters

748 Bath Preservation Trust – Robert Hellard reported that the trust has been very supportive on the matter of the Core Strategy and the Fullers Earth Enforcement Appeals.

749 Parishes Liaison Meeting – The clerk briefed council on the matters discussed, as follows:-

- A Presentation by the leader of council and chief executive on the vision and aspirations for the future of Bath & North East Somerset Council.
- The implications of B&NES council's 2013/14 budget
- The B&NES local development framework.
    - The progress of the re-visiting of the core strategy
    - The progress with the place-making plans issues and options document.
    - Neighbourhood plans in North East Somerset
    - Progress of North East Somerset conservation area appraisals
- Gypsies, travellers and travelling show people site allocations document -Update
- Community resilience
- Update on the improvement of rural broadband project in North East Somerset

750 Parish Cluster Group meeting -The clerk briefed council on the matters to be discussed and the initial response from B&NES Council, as follows:-

- The Status of Parish Conservation Area Appraisals.
- Clearing of Mud from country lanes following this winter's extremely wet weather.
- Variable Message Signs

10. Other Matters to Report

751 **Robert Hellard** requested that '**Village Hall**' should appear as a standing item for report on each agenda under Parish Council Matters in order that he can keep the council updated on improvements and developments for the hall. He reported that quotations will soon be sought for the replacement of the lighting, and that the Village Hall Management Committee would be using the £500 grant from the Parish Council to fund this work.

752 **Jenny John** also requested that '**Allotments**' should appear as a standing item for report on each agenda under Parish Council Matters in order that she would have the same opportunity for the allotments. She reported that there was now a waiting list for the allotments and that the rent for the coming year will fall due on Lady Day 25th March 2013.

754 **Clerks Qualification and Training** - The clerk has commenced the CiLCA qualification and certification

11. Correspondence Received

753 **B&NES Democratic Services – Review of the number of Councillors on the Parish Council** – The Council has no wish to review the number of members.

754 **CPRE – Invitation to Extra-Ordinary Meeting to discuss response to Core Strategy Amendments –** The Clerk was instructed to indicate our intention to attend.

755 **Wiltshire & Swindon Aggregate Minerals Site Allocations Local Plans – Inspectors Report** - Noted

756 **Wiltshire and Swindon Waste Site Allocations Local Plan – Notice of Adoption** - Noted

757 **Wiltshire Council LTP3 Other Strategies Consultation** - Noted

758 **B&NES Draft LTP Capital Programme 2013/14** – No Comment to make.

759 **The Bernard Sunley Foundation – Capital Grants for Community Projects** – Noted

12. Financial Matters

760 **RFO Report** – Received and Noted.

761 **Payments for Approval**

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

1232	E.ON Electricity Bill dated 2-1-2013	£23.09
1233	SSE Contracting Ltd. Lighting Maintenance Oct-Dec 2012	£76.10
1234	Mr. G. Davis – Expenses – Allotment Repairs	£33.91
1235	Mr. R. Hellard – Expenses – Allotment Repairs	£10.88
1236	Mr. M. Bambury – Road sweeping 30/12 – 26/1/2013	131.64
1237	Mr. D. Brown – Road sweeping 30/12 – 26/1/2013	£96.04
1238	Mr. G. Davis – Parish Clerk 30/12 – 26/1/2013	£233.63
1239	The Landscape Group Ltd. Removal of Forsythia Bush	£93.19
1240	Mr. G. Davis – Expenses – Planning Appeal	£25.00
1241	Somerset Assoc. of Local Councils – Clerks Training CiLCA	£310.00
1242	E.ON Electricity Bill dated 1-2-2013	£23.09
1243	Mr. T. Matchet – Contribution for electricity, Christmas Lights	£25.00
1244	Mr. M. Bambury – Road sweeping 27/1– 23/2/2013	£131.64
1245	Mr. D. Brown – Road sweeping 27/1– 23/2/2013	£96.04
1246	Mr. G. Davis – Parish Clerk 27/1– 23/2/2013	£233.63

Approvals requested for expenditure before next meeting.

South Stoke Local History Group – Projector Hire	£10.00
Expenses G Davis – Refreshments PC Meetings, A4 Paper	£17.45

13. Dates for Future Meetings

The dates for future meetings were confirmed:-

8th April 2013 – Special Public Meeting – Core Strategy Amendments

15th April 2013 – Annual Parish Meeting

24th April 2013 – Special Parish Council Meeting – Core Strategy Consultation and Response

6th May 2013 – Annual Parish Council Meeting

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