

SOUTH STOKE PARISH COUNCIL
Minutes of the Parish Council Meeting held on 16th September 2013 at 6:30 p.m.
in the Parish Hall

Present: Mr. G. Davis (Clerk)
Mr. P. Dawson
Mr. M. Devenish (Chairman)
Mrs. S. Dustin

Mr. T. Geake
Mr. R. Hellard (Vice Chair)
Mrs. J. John
Mr. C. Winpenny

1. **847 Apologies for Absence** – None.
2. **848 Declarations of Interest and Dispensations** – None
3. **849 Confidential Matters** – None
4. **850 Minutes of Parish Council Meeting** 15th July 2013 – A minor typing error was noted and corrected and they were then approved and signed by the Chairman.
5. **851 Minutes of Parish Council Planning Meeting** 12th August 2013 – Approved and signed by the Chairman.
6. **Parish Council Matters**
 - 852 The Complaints Procedure was approved and adopted by the Council.
 - 853 The Council agreed the Model Scheme from the Information Commissioner and instructed the clerk to adapt it and bring it to the next meeting for adoption.
 - 854 Allotments – A request for a vacant allotment has been received from a resident. The clerk was asked to follow up whether all allotments were still wanted, with those which were not well tended.
7. **General Parish Matters**
 - 855 **Village Hall** – It was reported that the next meeting of the village hall was due the following week. It was also reported that the village hall is looking to appoint a ‘Handyman’ to carry out work on the hall on an ad-hoc basis.
 - Footpaths and Open Spaces**
 - 856 **Footpaths** – Councillor Jenny John presented the footpath report and highlighted a number of issues. The council thanked Jenny John for her work in compiling the report. The clerk was asked to write to Charles Hignett to request he proceed with his suggestion of selected felling at the Millennium Viewpoint.
 - 857 **Millennium Wood – Installation of Bench Seat** – Tom Geake has assembled the seat, the Parish Council will now purchase the required hardware to install it, and complete this shortly.
 - 858 **Village Green** – Further improvements. The remaining bush is to be reduced by 50% and Councillor Jenny John will instruct the Landscape Group to carry out this work. The bank opposite the Village Hall was also identified as requiring maintenance and Cllr. Jenny John will also ask the Landscape Group to carry out this work subject to a budget of £50.
8. **Planning Matters**
 - 859 **Assets of Community Value**

The Packhorse Public House – The clerk reported on the Capital Grant for Communities. To be eligible the organisation applying must be exercising the Right to Buy, and must also be correctly constituted. The issuing body will take into consideration the level of matching funds from the community and elsewhere. The clerk will attend the next meeting of the Save the Packhorse organisation and advise them of these matters.

South Stoke Village Hall and the Village Green – The clerk is proceeding with these in a non-urgent manner and will be informed by outcomes of the Place Making Workshop..
 - Planning Update**
 - 860 **Conservation Area Appraisal** – As the Place Making Plan is only to be informed by Conservation area Appraisals, the issue was again raised at the Parishes Cluster Group meeting. Councillor Paul Crossley on listening to the representations promised to come back to the Parish Council with a date by which the Conservation Area Appraisal would be adopted.
 - 861 **Core Strategy** – The future of the Core Strategy is determined by the outcome of the hearing on Tuesday 17th September at 10:00 a.m. in the Banqueting Room of the Guildhall.
 - 862 **South of Bath Alliance** – The next meeting of the SOBA Committee has been postponed to 23rd September. Representatives of the Parish Council will attend.
 - 863 **Place-Making Plan** – The progress and development of the Place-Making Plan will be influenced by outcomes of the Core Strategy hearing. The next stage is the workshop which takes place on Saturday 28th September. Chris Winpenny and Robert Hellard will attend on behalf of the Parish Council.
 - 864 **Applications Received**

13/02926/FUL – Sheridan 170, Midford Road, South Stoke, Bath BA2 5SF - Erection of single and two storey rear extensions. NO OBJECTION
 - 865 **Planning Decisions by B&NES**

13/02070/COND - Castle Farm Barn, Midford Road, Midford - Discharge of conditions 6, 9 and 10 attached to planning permission 12/00707/FUL allowed on appeal 13th February 2013 (Erection of a temporary agricultural dwelling and an extension to cattle shed) (Resubmission of 13/00972/COND). Split Decision – Condition 6 Not Met, Conditions 9 & 10 Met.

866 Decisions Pending

13/01070/FUL – Turnpike Cottage, Midford Road, Midford, Bath - Erection of single storey front and a two storey rear extension. OBJECT IN PRINCIPLE

13/02141/CLEU - Fosseyway Environment Park, Fosseyway, Englishcombe, BA2 8PD - General Industrial (B2) Use for the whole application site with the exception of one building which has a lawful use for Storage and Distribution (B8). (Certificate of Lawfulness for an Existing Use). OBJECT IN PRINCIPLE.

13/03114/FUL - Sulis Manor, Burnt House Road, Odd Down, Bath, Bath And North East Somerset, BA2 2AQ - Proposed alteration and extension to existing residential study centre to provide improved accommodation for staff and students. NO COMMENT

867 Planning Appeals

APP/F0114/C/13/2195018 & 5019 – The Old Fuller Earth Works, The Firs, Combe Hay, BATH, BA2 8PD, Waste Recycling at Bath Ltd - 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. This is the new appeal replacing that withdrawn by Gazelle Properties. The Applicant has also made the application **13/02141/CLEU** above.

868 Enforcement Update

13/00098/UNDEV - Parcel 1685 Combe Hay Lane Midford Bath – Erection of encampment on private land. The canvas covering of the tent has been removed as it was last year, but most of the other items, such as the decking remain. The clerk has communicated this state of affairs to the enforcement officer and is awaiting a response.

869 Other Planning Matters To Report - None.

9. Highway Matters

870 Variable Message Sign on A36 at Hinton Charterhouse – This matter was raised again at the Parish Cluster Group Meeting. It appears very unlikely that the sign will be constructed at Hinton Charterhouse due to the safety issues. The matter subject to a review and a report is to be presented to B&NES Cabinet. The outcome of that review will be reported to the parishes concerned.

871 Maintenance Update – The Gas Main in Midford has now been moved. There will be further road closures in the half term in order to move the footpath.

872 Road Safety Issues – A further meeting with Nick Sperring of Highways is scheduled. It was reported that a number trees and branches are down and overhang the B3110. The clerk was asked to write to Mr. Barrett the landowner, to draw his attention to this matter.

10. B&NES Matters

873 Bath Preservation Trust – Robert Hellard had nothing further to report beyond the Core Strategy matters. The Environment meeting on the 15th October will be attended by Chris Winpenny representing the Parish Council.

874 Parishes Cluster Group Meeting – The clerk reported on the remaining issue from this meeting. Volume Calculations in Planning Applications are not a legal requirement for the applicant. It is also government policy to no longer require Design and Access statements in applications. It is not possible therefore to request these calculations to be a required part of a planning application.

11. Other Matters to Report

875 Two Tunnels cycle path – Anti-social behaviour at Tucking Mill - Problems with anti-social behaviour at Tucking Mill are reported as much improved following the meeting with Wessex Water and Sustrans.

12. 876 Correspondence Received – The Council has received an invitation to the Wansdyke Play association Coffee morning. The clerk was asked to respond thanking them for the invitation and apologising that no councillors were available to attend.

13. Financial Matters

877 RFO Report – Received and noted. It was confirmed that the Bank Reconciliation has been checked by Cllr. Patrick Dawson for both 30th June 2013 and 31st August 2013.

878 Payments for Approval - The following payments have been made as standing payments or were approved at the previous meeting, and there were no further items for approval for payment.

1279	SSE Contracting Ltd. Lighting Maintenance Apr – Jun 2013	£76.10
1280	E.ON Electricity Bill dated 2-7-2013	£22.34
1281	Grant Thornton UK LLP – Audit Fee	£120.00
1282	South Stoke parish Hall – Hall Hire 16/4/2012 – 6/5/2013	£280
1283	SLCC Enterprises Ltd. – Book: Local Council Admin 9 th Edition	£63.00
1284	Mr. G. Davis – Expenses Refreshments for PC meeting	£5.40
1285	Mr. M. Bambury – Parish Sweeper 30/6 – 27/7/2013	£144.18
1286	Mr. D. Brown – Parish Sweeper 30/6 – 27/7/2013	£85.16
1287	Mr. G. Davis – Parish Clerk 30/6 – 27/7/2013	£215.44
1288	Mr. G. Davis – Expenses Digital Projector	£219.99
1289	E.ON Electricity Bill dated 2-8-2013	£23.09
1290	The Landscape Group – Grounds Maintenance to June 2013	£651.86
1291	Mr. M. Bambury – Parish Sweeper 28/7 – 31/8/2013	£210.54
1292	Mr. D. Brown – Parish Sweeper 28/7 – 31/8/2013	£101.95
1293	Mr. G. Davis – Parish Clerk 28/7 – 31/8/2013	£269.60

13. 879 Dates for Future Meetings – The following dates were confirmed-

11th November 2013, **13th January 2014,** **10th March 2014**

7th April 2014 – Annual Parish Meeting, **12th May 2014 – Annual Parish Council Meeting**