

**SOUTH STOKE PARISH COUNCIL**  
**Minutes of the Parish Council Meeting held on 11<sup>th</sup> November 2013 at 6:30 p.m.**  
**in the Parish Hall**

**Present: Mr. G. Davis (Clerk)**  
**Mr. P. Dawson**  
**Mrs. S. Dustin**  
**Mr. T. Geake**

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

**Present for part of the meeting: Gerard Coles, Steve Gourley, Penny Townsend. Ward Councillor Neil Butters**

Mr. Steve Gourley addressed the meeting on Core Strategy changes. He highlighted that the proposed new Green Belt boundary was only 110 metres from the South Stoke Conservation Area boundary. He had also written to Councillor Tim Ball regarding the Brown-Field first policy, and said that the written reply indicated that no such policy existed in reality. He also highlighted the conduct of B&NES council on the latest revisions, pointing out that the planners appeared to have been allowed a great deal of scope in making changes without reference to Council.

- 1. 880 Apologies for Absence** – Apologies were received from Michael Devenish. Robert Hellard took the role of Chairman for the meeting.
- 2. 881 Declarations of Interest and Dispensations** – None
- 3. 882 Confidential Matters** – None
- 4. 883 Packhorse Public House** – Notification of Disposal of this Registered Community Asset and the Community Right to Bid process.

Mrs. Penny Townsend on behalf of the 'Save the Packhorse' group briefed the Parish Council on their current position. She informed the Council that they were now constituted as an Industrial Provident Society, and as such were now in a position to register intent to bid for the purchase of the Packhorse Public House. This would be done following the public meeting on 18<sup>th</sup> November 2013. The structure of this meeting was outlined.

Mr. Steve Gourley then outlined the structure of the Industrial Provident Society (IPS) and the principles of the Localism Act. They have been advised by the Plunket Foundation that an IPS was the best structure as it enables it to bid, purchase and manage the pub, but is constrained so that any proceeds must remain within the community. It is envisaged that a Tenant or Manager will run the pub, and a detailed Business Plan is currently being constructed by Simon Pearson. Valuations of the pub as a business are being sought and a prospectus will only be issued if a viable business plan can be constructed.

The Chairman agreed to forward to the group a list of organisations from whom assistance with funding the bid process might be obtained. The clerk was instructed to advise B&NES Council that the group would be making a bid, and not the Parish Council.

- 5. 884 Minutes of Parish Council Meeting** 16<sup>th</sup> September 2013 – Minor errors in item 873 were noted and corrected and minutes were then approved and signed by the Chairman.
- 6. 885 Minutes of Special Parish Council Meeting** 7<sup>th</sup> October 2013 – Approved and signed by the Chairman.
- 7. Parish Council Matters**
  - 886** Freedom of Information Publication Scheme was approved and adopted by the Council.
  - 887** Allotments – Plot 6B has now been returned by the holder as they are no longer able to cultivate it. The clerk was asked to arrange the tenancy with the new tenants.
- 8. General Parish Matters**
  - Village Hall** – There was nothing further to report.
  - Footpaths and Open Spaces**
    - 888 Millennium Wood – Installation of Bench Seat** – It was reported that the seat will be installed on 16<sup>th</sup> November.
    - 889 Village Green** – Further improvements. The clerk has instructed English Landscapes to carry out the works identified at the last meeting. The clerk was instructed to account for these under the Parks and Open Spaces.
- 9. Planning Matters**
  - 890 Conservation Area Appraisal** – The failure of any progress on the adoption of this document was again discussed. Councillor Neil Butters had ascertained the cost of achieving adoption before the Core Strategy completed was likely to be of the order of £3,000. The Parish Council are prepared to consider providing some of the funds to achieve this and the chairman was asked to take this matter forward with B&NES Council.
  - 891 Core Strategy**
    - **Report on meeting with planners on 18<sup>th</sup> October** – Jenny John and Chris Winpenny reported on the discussion with the planners.
    - **Report on current status of Core Strategy and Inspectors Examination in Public** – The dates for the various events and stages which are known at the present time were reported.

- **To consider amendments to Core Strategy to allocate strategic sites** – These amendments were discussed and thought to be intentionally vague and unspecific. Indeed no actual sites have been identified or discussed in the changes.
- **To consider response to consultation on Amendments to Core Strategy** – The council resolved to respond to the consultation and comment on the schedule of changes published on 11<sup>th</sup> November 2013 making the following points:-
  - The area being taken from the Green Belt is sufficient for more than 600 houses.
  - The Inspector should consider the defined purpose of the Green Belt, in respect of Openness, Permanence, and Prevention of Coalescence before considering any change.
  - The area under consideration is part of the UNESCO buffer zone for the World Heritage Site. Bath is a special case and it is simply wrong to change it in this way.
  - That B&NES Council should have consulted with neighbouring councils regarding housing development as they all have populations which commute into Bath, and good, sustainable rail links already exist.
  - That the combination of smaller developments available across the larger villages has not been adequately accounted for when determining availability.

The clerk was instructed to re-iterate our request to take part in the forthcoming Examination in Public.

- **To plan the Public Meeting to be held in the Parish Hall on 25<sup>th</sup> November 2013, and the newsletter** – The newsletter will provide details of the main issues and the meeting, making it clear that consultation comments can be made in a letter rather than only on the B&NES Council forms. Both maps reviewed at the meeting – ‘Odd Down Summary Map’ and ‘Strategic Green Belt Site Allocations’ will form part of the Newsletter.

**892 South of Bath Alliance** – The group along with other interested parties, including ‘Protect Bath’ are intending to take legal advice on the procedures followed by B&NES Council in respect of the Core Strategy. The council agreed that it should combine with these groups in order to not replicate effort and costs. It was proposed by the Chairman that, subject to propriety checks by the clerk, the council should commit to expenditure up to £1,000 as a share of the costs of this initial legal advice. This was seconded by Jenny John. Patrick Dawson did not agree and considered that the amount should be limited to £500. Other than this objection the motion was carried by the Council.

There was nothing further to report as the next meeting of the SOBA Committee is delayed until the Core Strategy changes are available.

**893 Place-Making Plan** – The completed character assessments are all to be sent to the clerk in electronic form. The clerk will circulate these to all council members. Once all councillors have received and reviewed all the assessments consideration of a summary will be made.

#### **894 Applications Received**

**13/04239/FUL - Cross Keys Inn, Midford Road, Odd Down, Bath** - Erection of single-storey single dwelling incorporating the conversion of existing listed outbuilding, boundary walls, parking and garden. – The Parish Council considers it acceptable for the development of a house on this site and is supportive of needs and requirements for this development. Nonetheless, it considers the planning issues of the scale and design of the property to be important, and that there are a number of improvements required. The Parish Council therefore OBJECTS IN PRINCIPLE to this application unless these following issues are addressed.

- The development should not lead to waste from the public house being collected on the street, it is currently collected in the area of the proposed development. There should be a waste management plan.
- The Public House and the barn at the rear are grade two listed buildings, and the planned development is within the curtilage of these buildings. Rubble stone facing should therefore be used on the visible parts of the South and East Elevations to better match these existing buildings. Materials on the barn, including the roof tiles should all be reclaimed so they match the buildings existing materials.

**13/04240/LBA - Cross Keys Inn, Midford Road, Odd Down, Bath** - Internal and external alterations to existing listed outbuilding as part of development of self-build single-storey single dwelling. – Comments as for 13/04239/FUL above.

#### **895 Planning Decisions by B&NES**

**13/02926/FUL – Sheridan 170, Midford Road, South Stoke, Bath BA2 5SF** - Erection of single and two storey rear extensions. PERMIT

**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. PERMIT

#### **896 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 - Fosseway Environment Park, Fosseway, 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. - **WITHDRAWN**

- 897 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.
- 898 Enforcement Update**  
**13/00098/UNDEV - Parcel 1685 Combe Hay Lane Midford Bath** – No further progress or action to report.
- 899 Other Planning Matters to Report - None.**
- 10. Highway Matters**  
**900 Midford Footway Final Stage – Delays** – Michael Devenish provided a report highlighting the problems. The Council will write to Western Power Distribution to complain about the short notice of their inability to complete the works required.  
**Maintenance Update** – Nothing further to report  
**Road Safety Issues** – Nothing further to report
- 901 Snow Warden Scheme for 2013/14 Season** – The clerk reported that the scheme was running again this year and further deliveries of grit salt had been requested. The clerk and vice-chairman will produce laminated signs for the grit bins to instruct on the efficient use of the grit salt.
- 11. B&NES Matters**  
**902 Bath Preservation Trust** – Robert Hellard reported that the Trust vigorously supports our position on the World Heritage Status in respect of the Core Strategy changes, and are very supportive on the other issues. They regard these proposed amendments as the biggest current threat to Bath.  
**903 Parishes Liaison Meeting** – The clerk reported on the issues from this meeting, most having been discussed in other agenda items.
- 12. Other Matters to Report**  
**904 CPRE Open Meeting and AGM – Report** – Chris Winpenny reported on these meetings indicating their support on the issues surrounding the Core Strategy changes. The meeting to be run by Save Our Green Spaces was highlighted and the Parish Council will attend.
- 13. Correspondence Received**  
**905 Forthcoming Tenders for supported bus services – Consultation.** The Council agreed that it should respond stating that the 267 bus service should remain unchanged as it was used by residents of Midford and Hinton Charterhouse, and not exclusively by residents of Somerset. It was also agreed to respond that those residents of Somerset using the service were spending money in Bath and contributing to the city's economy.  
**906 B&NES One Year Arts Project Funding 2014-15 now open for application** – The clerk was asked to draw the attention of the South Stoke arts group to this source of funding.  
**907 Consultation on the Trowbridge Central Area Draft Masterplan** – Noted. The Council has no comment.
- 14. Financial Matters**  
**908 RFO Report** – Received and noted. It was also noted that the Interim Audit had been conducted and the Auditors report was received and noted. The Parish Council extends a vote of thanks to Robert Williams for completing this invaluable service.  
**909 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.
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|------|---|---------|
| 1294 | Cheque Cancelled  |         |
| 1295 | E.ON Electricity Bill dated 1-9-2013                          | £23.09  |
| 1296 | Hignett Brothers – Annual Rent Village Allotments             | £45.00  |
| 1297 | Mr. M. Bambury – Parish Sweeper 1/9 – 28/9/2013               | £144.18 |
| 1298 | Mr. D. Brown – Parish Sweeper 1/9 – 28/9/2013                 | £85.16  |
| 1299 | Mr. G. Davis – Parish Clerk 1/9 – 28/9/2013                   | £215.44 |
| 1230 | HMRC – Qtr 2 Payment of PAYE                                  | £298.00 |
| 1301 | E.ON Electricity Bill dated 2-10-2013                         | £22.34  |
| 1302 | Mr. G. Davis – Expenses Printer Cartridges and Laser pointers | £170.43 |
| 1303 | SSE Contracting Ltd. Lighting Maintenance Jul – Sept 2013     | £76.10  |
| 1304 | Mr. M. Bambury – Parish Sweeper 29/9 – 26/10/2013             | £144.18 |
| 1305 | Mr. D. Brown – Parish Sweeper 29/9 – 26/10/2013               | £85.16  |
| 1306 | Mr. G. Davis – Parish Clerk 29/9 – 26/10/2013                 | £215.64 |
- There were no further items requested for approval for expenditure.
- 15. 910 Dates for Future Meetings** – The following dates were confirmed-
- |   |   |
|---|---|
| <b>13<sup>th</sup> January 2014,</b>                      | <b>10<sup>th</sup> March 2014</b>                               |
| <b>7<sup>th</sup> April 2014 – Annual Parish Meeting,</b> | <b>12<sup>th</sup> May 2014 – Annual Parish Council Meeting</b> |

The meeting closed at 22:45.

Approved and signed 13<sup>th</sup> January 2014

Chairman