

SOUTH STOKE PARISH COUNCIL
Minutes of the Parish Council Meeting held on 13th January 2014 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)
Mr. C. Winpenny

Also Present: Peter Duppa-Miller (Clerk Combe Hay Parish Council), Jean Cowley

1. **914 Apologies for Absence** – Apologies were received from Jenny John.
2. **915 Declarations of Interest and Dispensations** – None
3. **916 Confidential Matters** – None
4. **917 Minutes of Parish Council Meeting** held on 11th November 2013 – Approved and signed by the Chairman.
5. **918 Minutes of Planning Meeting** held on 25th November 2013 – Approved and signed by the Chairman.
6. **919 Minutes of Public Meeting** held on 25th November 2013 – Approved and signed by the Chairman.
7. **920 Minutes of Extra-Ordinary Parish Council Meeting** held on 9th December 2013 – Approved and signed by the Chairman.
8. **Parish Council Matters**
 - 921 Grant Awarding Policy and Application Process was approved and adopted by the Council.
 - 922 Allotments – Plot 6B has now been let. There are no vacant plots and no one currently waiting.
9. **General Parish Matters**
 - 923 **Village Hall** – The Village Hall Management Committee meeting has been postponed until February. The committee room has now been re-let. The Village Hall Management Committee wishes to thank the Parish Council for carrying out the recent work to the bank opposite and play area.
Footpaths and Open Spaces
 - 924 **Millennium Wood – Installation of Bench Seat** – The seat has been duly installed and has been well received. It was also reported that the information board is in need of maintenance and repair. The clerk was asked to bring this to the attention of English Heritage and ask them to repair or replace it.
 - 925 **Village Green** – The Landscape Group have carried out all the works identified, and this expenditure has been paid and allocated under Parks and Open Spaces of £350.
 - 926 **Erosion due to the Village Stream** was also pointed out and the Chairman will discuss this matter with B&NES Highways department.
 - 927 **Village Green Christmas Lights** – Thanks were conveyed to all concerned with the installation and operation of the Christmas lights on the green. The clerk was asked to thank and re-imburse the providers of the electricity supply as in previous years.
10. **Planning Matters**
 - 928 **Assets Of Community Value** - The Clerk is progressing, in a non-urgent manner the registration of South Stoke Village Hall and the Village Green. The Character Assessments from the Place Making Plan process will form part of this submission. A bid has now been made to purchase the Packhorse Public House by the Pack Horse South Stoke Limited and has triggered the 6 month moratorium under the Community Right to Bid process.
 - 929 **Conservation Area Appraisal** – B&NES Planning Department have engaged a consultant to complete the work necessary for the Appraisal to be put forward for full adoption by B&NES Council. Robert Hellard will meet with them shortly to progress matters.
 - 930 **Core Strategy** - The Consultation on the Amendments to Core Strategy for Strategic Site Allocations, Site and Green Belt Boundaries, and Site Requirements closed on Dec. 21st 2013. The Parish Council has submitted its comments, and additionally commissioned and submitted a report from the Environmental Dimension Partnership. The Inspector has issued note ID/44 giving notice that the Examination in Public (EiP) hearings will resume on March 25th 2014, with a full day set aside for Green Belt changes at Odd Down on 1st April 2014. Robert Hellard highlighted the three areas for action by the Parish Council:-
 - 931 **How the Parish Council should take forward the challenge to the Housing requirement** made forcefully in the letter from Mr. Kenneth McKelvey to B&NES Council. – Robert Hellard is meeting with Bath Preservation Trust (BPT) on Tuesday 14th January, as both the BPT and South Stoke Parish Council (SSPC) need to consider the matter. Following this meeting Robert Hellard will propose to SSPC how the matter will be taken forward with the possibility of a meeting between Mr. McKelvey, BPT and SSPC.
 - 932 **Whether to engage the Environmental Dimension Partnership (EDP)** to assist with preparation for and representation at the EiP. – It is anticipated that such assistance would involve two days for the preparation and one day for representations at the hearing. The Chairman proposed the resolution that: South Stoke Parish Council should engage the Environmental Dimension Partnership as consultants to assist with the preparation and representation of the case for the Council at the forthcoming Examination in Public of the Core Strategy Amendments, subject to any constraints of the Parish Council's agreed budget for 2014/15. The motion was carried unanimously.

- 933 How the Parish Council itself should prepare for the EiP** – The Parish Council will hold a further Extra-Ordinary meeting on 3rd March 2014 in order to bring together all the evidence and material necessary, and use this to formulate its actions and response.
- 934 Place-Making Plan** – The Parish Council has completed a set of Character Assessments, which have yet to be collated and summarised into the Parishes’ component of the Place Making Plan. The Parish Council has declined to submit any such document whilst the Core Strategy Amendments are the subject of Examination as such a document might prejudice the outcome of the hearings.
- 935 South of Bath Alliance** – The next meeting of the SoBA core group takes place on 20th January. There was nothing further to report.
- Applications Received** - None
- 936 Planning Decisions by B&NES**
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). WITHDRAWN.
13/04594/FUL - Lower Barn, Packhorse Lane, South Stoke, Bath BA2 7DJ - Installation of window to northern elevation - PERMIT
- 937 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
13/04239/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. Objects In Principle – Revised plans have been filed which address all the issues raised . The Parish Council has withdrawn its objection and will not appear at the Development Control Committee Hearing.
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. Objection Withdrawn as above.
13/04340/AR - Street Record, Midford Road, Odd Down, Bath - Display of internally illuminated poster cabinets of proposed advertisements in bus shelter serving the No.13 Foxhill-Bathford Route; to be located along Midford Road. - OBJECT IN PRINCIPLE – The Parish Council will appear at the Development Control Committee hearing to state its case.
- 938 Planning Appeals**
APP/F0114/C/13/2195018 & 5019 – The Old Fullers 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 WITHDRAWN the application **13/02141/CLEU** above.
 There is the intent to construct a Proposed Residual Waste Plant, for which there was a Public Consultation event on 7th January.
- 939 Enforcement Update**
13/00098/UNDEV - Parcel 1685 Combe Hay Lane Midford Bath – No further progress or action to report.
- 940 Other Planning Matters to Report** - Application to designate Timsbury Neighbourhood Area – Consultation – Noted.
- 11. Highway Matters**
941 Midford Footway Final Stage – The dates for the final works and consequent road closures were noted. 10/02 – 14/02/2014 traffic signals, 22/02 – 01/03/2014 closure 24/7.
942 Maintenance Update – Repairs to Midford Castle walls are in progress but another hole has been created. The chairman will write to B&NES Highways with regard to a permanent resolution of this problem.
 Damage arising from deliveries to Wych Elm for building works was reported for Packhorse Lane and Old Midford Road.
943 Road Safety Issues – The gullies on the B3110 from the Cross Keys to Eric Snook’s house are all in need of clearing. The chairman will raise this with B&NES Highways.
944 Snow Warden Scheme for 2013/14 Season – The Snow warden reports that a large supply of grit salt is stored within the Parish, snow shovels and other equipment purchased, and all grit bins are now full. The Parish is as prepared as it is possible to be should the weather change.
- 12. B&NES Matters**
942 Bath Preservation Trust – Nothing further to report beyond forthcoming meeting.
943 Parishes Liaison Meeting & Parishes Cluster Group Meeting – The clerk drew attention to the forthcoming dates of these meetings
- 13. Other Matters to Report**
944 The forthcoming deadline for articles for the Parish Notes was highlighted; the Parish Council will provide a summary the key points relating to the Core Strategy Examination in Public, and a short article about the Midford Footway with dates for works and road closures.

14. Correspondence Received

945 Neighbourhood Watch Co-ordinator. The Council received correspondence highlighting the lack of a Neighbourhood Watch co-ordinator. Tom Geake agreed to act as a contact point to organise this as a resident had expressed an interest in taking this role in their area. The scheme will be highlighted in the Parish Notes and will ask for volunteers to contact Tom Geake. It was noted that there is a meeting for Co-ordinators at Radstock Police Station on 10th February 2014.

946 New Public Rights of Way Inspector – It was noted that Mrs Cheryl Hannah was the new inspector for the area.

15. Financial Matters

947 Budget for 2014/15 and Parish Precept – The clerk presented a proposed budget and precept figures for consideration by council. Of primary significance was the exceptional expenditure, incurred in the current year and planned for the year 2014/15, for the preparation for and representation at the Core Strategy Examination in Public hearings.

The Chairman proposed that the precept for 2014/15 should be set at £6,680, this was seconded by the Vice Chairman and carried unanimously. This precept figure, together with the Local Council Support grant, represents total funding of £6,860, an increase of £2,000 on the 2013/14 figure of £4,860.

948 RFO Report – Received and noted.

949 Payments for Approval - The following payments have been made as standing payments or were approved at the previous meeting.

1307	The Information Commissioner – Data Protection reg. 2013/14	35.00
1308	The Landscape Group Ltd. – Maint. Churchyard & Footpaths	£651.86
1309	E.ON Electricity Bill dated 2-11-2013	23.09
1310	Mr. M. Bambury – Parish Sweeper 27/10 – 30/11/2013	£177.36
1311	Mr. D. Brown – Parish Sweeper 27/10 – 30/11/2013	£101.75
1312	Mr. G. Davis – Parish Clerk 27/10 – 30/11/2013	£269.40
1313	The Landscape Group Ltd. – Add'l Works Village Hall & Green	374.70
1314	Mr. G. Davis – Expenses – Snow Warden Equipment	42.16
1315	E.ON Electricity Bill dated 1-12-2013	£22.34
1316	Mr. M. Bambury – Parish Sweeper 1/12 – 28/12/2013	£144.18
1317	Mr. D. Brown – Parish Sweeper 1/12 – 28/12/2013	£85.16
1318	Mr. G. Davis – Parish Clerk 1/12 – 28/12/2013	£215.64
1319	HMRC – Qtr 3 Payment of PAYE	£289.80

950 Approvals made for expenditure before next meeting.

The Environmental Dimension Partnership – Core Strategy	£2,694.00
Consultation Report (Estimated Invoice Value)	
B&NES Council – Conservation Area Appraisal – Adoption Process	£1,750.00
(Estimated Invoice Value)	

16. 951 Dates for Future Meetings – The following dates were confirmed-

3rd March 2014 – Extra Ordinary Parish Council Meeting – Core Strategy, Preparation for Hearings

10th March 2014

7th April 2014 – Annual Parish Meeting,

12th May 2014 – Annual Parish Council Meeting

The meeting closed at 21:45.