SOUTH STOKE PARISH COUNCIL

Minutes of the Annual Parish Council Meeting held on 12th May 2014 at 6:30 p.m. in the Parish Hall

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

Also Present: Ward Councillor Neil Butters, Ann Stewart, Clare Fox, Phillip Legard, Sue Dawson

1. **991 Election of Officers – Chairman and Vice Chairman**
   Michael Devenish indicated his willingness to stand as Chairman for the next year. He was proposed by Tom Geake, seconded by Sue Dustin, and duly elected unanimously.
   Robert Hellard indicated his willingness to stand as Vice Chairman for the next year. He was proposed by Michael Devenish, seconded by Jenny John, and duly elected unanimously.
2. **992 Declaration of Acceptance of Office** – The Chairman and clerk signed the Chairman's Declaration of acceptance of office. The Vice Chairman and clerk signed the Chairman's Declaration of acceptance of office.
3. **993 Apologies for Absence** – Apologies were received from Patrick Dawson. The reason for this absence was approved by the Council
4. **994 Declarations of Interest and Dispensations** – None
5. **995 Confidential Matters** – None

The members of the Public Present were then invited to address the Council on the matters concerning them.

996 Planning Permissions within the Conservation area of South Stoke – The question of developments within the Conservation Area of South Stoke was raised and discussed, including the installation of Solar Panels on a roof. The Parish Council advises that many developments which would be permitted developments elsewhere require planning permission if they are within a Conservation Area. Owners considering a development are advised to consult the B&NES Planning website where there is plenty of advice and a Householder Development Questionnaire which can be completed and sent to B&NES Planning who can then say if planning permission is needed or if it is a Permitted Development.

997 Disturbances, Anti-Social Behaviour and Safety issues at Tucking Mill – A variety of recent incidents at Tucking Mill were described. All were significant disturbances and give rise to significant safety issues. The most significant of these being that of walking along or sitting on the parapet edge; throwing stones down from the viaduct in attempt to reach the water or strike the water storage tanks; cyclists leaving the cycle path down the footpaths; and cyclists speeding in groups along Tucking Mill lane.
The Parish Council considers that Sustrans will hold ultimate liability for any serious injury or death which appears likely to arise from such behaviour, but that Wessex Water, the Police, B&NES Council and the Two Tunnels Group all have a contribution to make in resolving these problems.
The clerk was therefore instructed to write to Malcolm Shepherd, Chief Executive of Sustrans, with copies to the other organisations, highlighting these very serious issues and seeking action to resolve them before the summer period when they can be expected to become worse. The clerk was also asked to point out that the Midford Viaduct, over the B3110, has similar problems with the same potential outcomes of serious injury or death.

6. **998 Minutes of Parish Council Meeting** held on 10h March 2014 – Approved and signed by the Chairman.
7. **999 Minutes of Planning Meeting** held on 7th April 2014 – Approved and signed by the Chairman.
8. **001 Minutes of Annual Parish Meeting** held on 7th April 2014 – Approved and signed by the Chairman.
9. **Annual Return**

002 Accounts for year ending 31st March 2014 – The council approved the accounting statements for the year ending 31st March 2014.

003 Review and Adoption of Standing Orders, Risk assessment, Asset Register – These documents as reviewed at the previous meeting were agreed and adopted by the Council and the chairman signed each document. The council instructed the Clerk to renew the current insurance and the council will review the insurance values for the next meeting.

004 Auditors Report – The council reviewed the Internal Auditors report presented in his letter and noted each of the comments made. The Council thanks the auditor for his thorough and valuable contribution to the Council.

005 Annual Return – The Chairman read the Annual governance statements and the council approved each one. The Chairman and the Clerk then signed the Annual Return accordingly.

Approved and signed 7th July 2014 Chairman

10. Parish Council Matters

006 Parish Councillors and their individual responsibilities

The council agreed that current responsibilities should continue, except that planning should also be added to the portfolio of Chris Winpenny as it is the intention of Robert Hellard to step down from the role once the Core Strategy matters are concluded. It was also proposed by Robert Hellard, seconded by Tom Geake and carried unanimously that Jenny John should take the additional responsibility for the submission of a regular report for the Parish Notes. Responsibilities are therefore:-

Patrick Dawson		Midford Sweeper and liaison with Midford.
Michael Devenish	Chairman	Highways, Planning and Liaison with Midford
Sue Dustin		Village Hall Management Committee
Tom Geake		South Stoke Sweeper, Police liaison and Millennium Wood
Robert Hellard	Vice Chairman	Planning, VHMC and liaison with BPT
Jenny John		Footpaths, Allotments and Open Spaces, Parish Notes
Chris Winpenny		Planning

007 Allotments – It was reported that all rents for the year 2014-15 have now been received.

008 Parish Sweepers and Clerks Pay – National Pay Award

The Clerk informed the Council that a National offer of a 1% pay increase had been made to all Council Employees, but that this had been rejected by UNISON and a ballot for strike action called. The Council nonetheless approved a pay increase of 1% from 1st April for the Sweepers and Clerk, and noted that a further revision may be necessary later in the year.

The Clerk reported to the meeting that he had successfully completed the CiLCA qualification. The Council congratulated the clerk on his success and approved the pay increment due under the terms of his contract of employment.

It was noted that the Council is now in a position to assume the General Power of Competence under the Localism Act 2011. This will be formally adopted by resolution at the next Parish Council meeting.

11. General Parish Matters

Matters Arising from Annual Parish Meeting

009 Hosting of the Beau Street Hoard Road show - The clerk reported that several dates had been offered as available. The clerk was asked to arrange the event for the Saturday 27th September, or failing that 11th October.

010 South Stoke Lane improvements – The Parish Council will take this forward with B&NES Highways department to determine the most suitable way to achieve the required outcomes. It was agreed that Bollards were not thought to be appropriate.

011 Village Hall – It was reported that quotations for the repairs to the roof, gutters and walls were being sought.

012 Neighbourhood Watch Co-ordinator – Cllr. Tom Geake reported on the progress from the Parish Notes article and feedback arising from it.

013 Footpaths and Open Spaces – Cllr. Jenny John requested councillors carry out the annual footpath survey and distributed schedules for completion for the next meeting.

014 Village Green – It was reported that litter arising from refuse bags put out the night before collection was causing problems in the centre of the village and the green. Residents are asked to put them out in the morning to prevent animals damaging them during the night and a leaflet making this request will be distributed to relevant homes.

015 It was also reported that the cotoneaster on the green needed some pruning. The clerk will attend to this.

016 Churchyard – The excessive arising from the first grass cutting this year have proved unsightly. The council approved a small extra budget of £50 to be used at the discretion of Cllr. Jenny John, for clearing of the arising should they continue to be a problem.

12. Planning Matters

017 Assets Of Community Value - The Clerk continues to progress, in a non-urgent manner the registration of South Stoke Village Hall and the Village Green but these will be part of the Character Assessments from the Place Making Plan which in turn awaits completion of the Core Strategy process.

On the Packhorse Public House the 6 month moratorium under the Community Right to Bid process ended on 11th April 2014. The registration of the asset remains in place for the rest of the five years.

018 Conservation Area Appraisal – Finally the Conservation Area Appraisal went forward for single B&NES Cabinet member approval and was taken into the evidence at the Examination in Public of the Core Strategy Amendments by the Inspector. The document will be signed off before 17th May 2014, the decision confirmed on 19th May, published the following week, and fully adopted in a month.

Approved and signed 7th July 2014 Chairman

019 **Core Strategy -** The EiP Hearings have taken place (25th March to 11th April 2014). South Stoke Parish Council participated on a number of the days and all those requested. The Council instructed EDP consultants to act on their behalf, to advise and assist in preparing and presenting arguments at these, the final anticipated cost is likely to be of the order of £4000 plus VAT. The outcome is expected to be published in July 2014 with early indications being available mid June.

The SOBA Petition to the House of Commons was presented by our MP Jacob Rees-Mogg, and the next SOBA meeting to discuss further lobbying of Ministers and MPs is on 21st May.

The Parish Council has responded to the Inspectors consultation on his Note ID/50 and the response B&NES/56. The council has raised concerns about the process in which the housing numbers have been changed without consultation and the potential increase in these numbers.

020 **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. Submission of these documents still awaits completion of the Core Strategy process.

021 **Applications Received**

14/01122/REG13 - Midford Brook Bridge, Midford Road, Midford, Bath - Works to repair a section of bridge spandrel wall on the north elevation. No proposals to alter, extend or demolish.

The Parish Council SUPPORTS this application and wishes to see the works it completed as soon as possible.

022 **Planning Decisions by B&NES**

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. - **CONSENT**

This matter and decision is still being challenged by the Parish Council in an attempt to stop the illuminated advertising display being installed, even though it has permission. Councillor Jenny John has been pursuing this and provided an update at the meeting.

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

14/00798/LBA – Stable Cottage, Packhorse Lane, South Stoke, Bath BA2 7DW - Internal and external alterations to include replacement and re-positioning of gas boiler, creation of new vent positions to replace existing. **CONSENT**

023 **Decisions Pending**

14/00797/COND - Cross Keys Inn, Midford Road, Odd Down, Bath, BA2 5RZ

Discharge of conditions 3, 4 and 5 of application 13/04239/FUL. (Submission of further Planning Details for - Erection of single-storey single dwelling incorporating the conversion of existing listed outbuilding, boundary walls, parking and garden.). Comments not invited on this application.

14/00839/EMINW - Fosseway Environment Park, Fosseway, Englishcombe, Bath, BA2 8PD

Proposed erection of residual waste facility including a materials recovery facility, anaerobic digestion plant, reception building, weighbridge, outdoor storage areas and other ancillary development. (Outline application with access to be determined all other matters reserved)

South Parish Council concludes that it would be impossible to decide this application until the planning status of the site is resolved. This application should therefore be **REFUSED** as it is both premature and inappropriate, or the Applicant should be advised that it is 'premature' and encouraged to withdraw it until such time as the outstanding appeal against enforcement proceedings is decided.

024 **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 appeal is now superseded by the application 14/00839/EMINW above to construct a Residual Waste Plant.

025 **Enforcement Update**

13/00098/UNDEV - Parcel 1685 Combe Hay Lane Midford Bath – No further progress or action to report.

026 **Other Planning Matters to Report – Sample Stonework for extension to Church** - The sample shown has been mechanically produced and so is far too regular and joints too tight. It also appears to have cement in the mortar mix. Robert Hellard will meet with the builders and architects to discuss appropriate changes.

13. **Highway Matters**

027 **Road Closures –** A report on the progress with the B3110 partial closure was received from B&NES Highways outlining the intended repairs. The surface is to be covered with 100mm of shotcrete. The Parish Council is concerned that the colour and texture of such a large area will not be in keeping with the AONB setting. The clerk was instructed to write to B&NES Highways and raise this matter with them.

028 Variable Message Sign on A36 at Hinton Charterhouse – B&NES Council have now proposed two possible sites near Pipehouse Lane and are consulting the Parish Council on these locations. The Parish Council questions the need for this particular sign on the A36 as it considers the location makes it of limited value in providing motorists with any viable alternative to almost any problem ahead and in Bath. The Parish Council is concerned that these locations will result in traffic attempting to divert down Midford lane which is wholly unsuitable for any increase in traffic volume. The clerk was instructed to respond to the consultation with these concerns.

029 Maintenance Update – The repair to the bridge in Midford is awaiting planning permission to proceed.

030 Road Safety Issues – These were discussed in the earlier discussion on the problems at Tucking Mill and relate to increase traffic volumes on Tucking Mill lane, particularly speeding cyclists.

031 Rural 20 mph speed limit programme – The Parish Council does not consider this of interest. It has previously rejected such ideas on several occasions as the increased signage needed is not in keeping with the conservation area and will not reduce vehicle speed since it is difficult to go through the village any faster than 20mph.

14. B&NES Matters

032 Bath Preservation Trust – Cllr. Robert Hellard reported that the next meeting was the following day.

15. Other Matters to Report - None

16. Correspondence Received

033 Consultation – B&NES Statement of Licensing Policy – The Council has no comment.

034 CPRE AGM – The Council has been notified of the CPRE local branch AGM on 11th June. Councillors will ensure we are represented.

17. Financial Matters

035 Section 137 Payments - The following subscriptions were approved to be paid by the Council under S137 provision.

Bath Preservation Trust	£15.00
Council for Protection of Rural England	£29.00
Avon Wildlife Trust	£48.00

036 RFO Report – Received and noted.

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

1333	ALCA – Membership Subscription 2014-15	£71.91
1334	E.ON Electricity Bill dated 1-3-2014	£20.85
1335	Mr. G. Davis – Expenses – Refreshments PC meeting	£4.25
1336	Mr. M. Bambury – Parish Sweeper 23/2 – 29/3/2014	£166.50
1337	Mr. D. Brown – Parish Sweeper 23/2 – 29/3/2014	£103.35
1338	Mr. G. Davis – Parish Clerk 23/2 – 29/3/2014	£269.40
1339	HMRC Qtr 4 Payment	£286.40
1340	SSE Contracting Ltd. Lighting Maintenance Jan-Mar 2014	£76.10
1341	Mr. G. Davis – Expenses – Refreshments Annual Parish Meeting	£5.85
1342	Mr. M. Bambury – Parish Sweeper 30/3 – 26/4/2014	£133.12
1343	Mr. D. Brown – Parish Sweeper 30/3 – 26/4/2014	£66.56
1344	Mr. G. Davis – Parish Clerk 30/3 – 26/4/2014	£215.64
1345	E.ON Electricity Bill dated 2-4-2014	£23.09
1346	Tim Malim – Wansdyke Heritage Statement (EiP hearings)	£300.00
1347	NALC – LCR Subscription 2014-15	£17.00

038 Approvals made for expenditure before next meeting.

1348	Mr. G. Davis – Expenses – Printer Paper	£13.96
1349	SLCC – South Stoke contribution to membership 2014-15	£57.71
1350	The Environmental Dimension Partnership – Core Strategy Preparation of Evidence	£1,236.00
	The Environmental Dimension Partnership – Core Strategy Presentation of Evidence (Estimated Invoice Value)	£1,000.00
	B&NES Council – Conservation Area Appraisal – Adoption Process (Estimated Invoice Value)	£1,750.00

18. 039 Dates for Future Meetings – The following dates were confirmed-

7th July 2014, 15th September 2014, 10th November 2014
12th January 2015, 9th March 2015
13th April 2015 – Annual Parish Meeting, 11th May 2015 – Annual Parish Council Meeting

The meeting closed at 22:40

Approved and signed 7th July 2014 Chairman