SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 7th July 2014 at 6:30 p.m.
in the Parish Hall

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

Also Present: Ward Councillor Neil Butters, Julian Bardo, Steven Gourley, Fiona Gourley, Sheila Neill

1. **040 Apologies for Absence** – None.
2. **041 Declarations of Interest and Dispensations** – Tom Geake declared an interest in the matter of the Churchyard. The Council granted a dispensation for him to speak and vote as necessary.
3. **042 Confidential Matters** – None

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

043 Churchyard – Grass Cutting and clearing of arisings – Julian Bardo raised the matter of the clearing of the grass cuttings as part of the maintenance of the Churchyard. The Clerk outlined the financial arrangements and position with regard to this work, highlighting the current surplus balance and small annual surplus. Councillor Jenny John was asked to obtain a price from the contractors for clearing the cuttings on both a one-off basis and if done on every occasion. Such additional expenditure to not exceed £120 per annum.

044 14/02737/FUL - South Knoll, Southstoke Lane, South Stoke, Bath - Steven and Fiona Gourley addressed the meeting to present the key points of their planning application. Following discussion of the application the Parish Council agreed to Comment Only on this application as follows:-

It is thought that the current garage was constructed post 1954, that this has a material effect on the volume calculations presented, leading the proposed increase to exceed the accepted norm of 33%. This need not be a problem as long as the detailing of the proposed new works is sensitive to its host building and its surroundings. The Parish Council notes that this development is in the Conservation Area and has a prominent northerly elevation which may be visible from South Stoke Lane to the north. The Council would prefer that this new north facing elevation should be in Ashlar stone but would accept random rubble stone with Ashlar Quoins as a reasonable alternative, as long as local Oolitic Limestone is used that will blend in with the existing building over time. Stone from the North Cotswolds, though readily available, may not be appropriate. The Council also feels that it is important that a sensitive approach is taken in redesigning the vehicular entrance to the property. Additional planting and careful detailing of the rubble south wall are essential to minimising the impact of the new garage and the new north facing facade. Because of the prominent position of this property within the South Stoke Conservation Area the Parish Council asks that samples of the principle materials to be used are provided for inspection and comment by them, prior to approval by the LPA and before any works on site are started. In particular these should include the Ashlar Quoins, the random rubble stone and the mortar mix for the house, as well as the timber cladding for the garage. Natural Slate should be used for all roofs.

4. **045 Minutes of Parish Council Meeting** held on 12h May 2014 – Approved and signed by the Chairman.
5. **Parish Council Matters**

046 To adopt the General Power of Competence

The clerk summarised the reasons why the Parish Council should adopt this power and how it removes the problems with Section 137 restrictions.

The following motion was proposed by the Vice Chairman, seconded by the Chairman and carried unanimously.

The Parish Council resolves from 7th July 2014, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

047 Allotments – Request for an allotment and availability. – The clerk reported a request for an allotment. However, all allotments are currently tenanted and recently renewed. Therefore it was not considered appropriate to raise matters of poor cultivation of any plots at this time.

6. **General Parish Matters**

048 Hosting of the Beau Street Hoard Road show - This is confirmed as an event for Saturday 27th September. The clerk will liaise with Jenny John as contact with South Stoke History Group so they may participate.

049 South Stoke Lane improvements – No further action to be taken

050 Village Hall – Robert Hellard outlined the extensive repair work anticipated for the roof. The clerk was asked to confirm the arrangements for re-claiming VAT on the costs incurred in this project.

051 Neighbourhood Watch Co-ordinator – Tom Geake presented his report on the progress and on recent meetings with the Policing Parish Forum.

052 Re-Routing of Bus Service 13 to exclude Cross Keys Bus Stop – This proposal has been quickly withdrawn following representations from Ward Councillor Neil Butters.

Approved and signed 15th September 2014 Chairman

Footpaths and Open Spaces

053 Footpaths – Path Survey Reports – Councillor Reports have been received by Jenny John with one outstanding. The report will be prepared, submitted to B&NES Public Rights of Way and presented at the next meeting.

054 It was reported that Footpath BA22/10 was overgrown. The clerk was instructed to ask Landscape Group to clear the path down to the style, and to ask B&NES PROWs whose responsibility it is to request the landowner clears the path across the private land.

055 Village Green and Refuse Bags – Spillage from refuse bags continues to be cleared by the Parish Sweeper. Tom Geake will liaise with Martin Bambury to identify their source.

7. Planning Matters

056 Assets Of Community Value - Progression of the registration of South Stoke Village Hall and the Village Green depend on the approach to be taken on the Character Assessments within the Place Making Plan, the approach to which is yet to be determined following completion of the Core Strategy process.

057 Conservation Area Appraisal – The Conservation Area Appraisal has now been adopted and the document was received by the meeting.

058 Core Strategy - The Inspector has now published his final report. This will be accepted by B&NES Cabinet at a meeting on 10th July at 4:30 p.m. in the Guildhall. The Core Strategy will then be adopted by B&NES Full Council at their meeting on 10th July at 6:30 p.m. in the Guildhall. The inspectors report approves the amendment that makes provision for the development of 300 homes on the South Stoke Plateau, and hence the Core Strategy will be adopted with this amendment in place. The Parish Council will address both the Cabinet meeting and the Full Council meeting to set out final objections to the process. However, as the Core Strategy must either be adopted with the amendments in place, or the whole process started again, it is highly unlikely that adoption of the Core Strategy will fail at either meeting.

The six week period in which to make any legal challenge to the Core Strategy process was noted. The Parish Council agreed that such a challenge was very unlikely to change the outcome of the decision on the South Stoke plateau and would only serve to delay final adoption of the Core Strategy. Final appeals have been made to Eric Pickles, the cabinet minister, and Jacob Rees-Mogg our MP. We await any response. The Parish Council agreed that it was time to continue its campaign against the development of the plateau through the national press.

It was noted that the Inspector's report does make specific recommendations and restrictions concerning the development of the plateau, among which is the requirement for a development Master Plan which must consult and engage the local community. The Parish Council will engage in this process, but first questions the status and relationship of the Master Plan in respect of a Neighbourhood Development Plan and the Place Making Plan. In particular which would carry the greatest planning weight? The clerk was instructed to ask these questions of the B&NES Planning Policy Team.

A short paragraph will be produced for the Parish Notes to inform residents of these outcomes.

059 Place-Making Plan – The Parish Council will first determine the Planning status of the Place Making Plan before considering whether to take this further. The Parish Council will nonetheless participate in the Housing Development Boundary review and the clerk was instructed to register the Council's interest in taking part in this.

060 Applications Received

14/02737/FUL - South Knoll, Southstoke Lane, South Stoke, Bath, BA2 7DN

Erection of two storey annex extension to existing villa and creation of new garage/carport with altered landscaping following demolition of existing ancillary buildings. The Parish Council will COMMENT as above.

061 Planning Decisions by B&NES - 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. - **Condition Discharged**

062 Decisions Pending

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.

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.

063 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.

Approved and signed 15th September 2014 Chairman

064 Enforcement Update

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

065 Other Planning Matters to Report

Castle Farm, Midford Road, Midford, Bath, BA2 7BU – Report of Earth works and Landscaping at Castle Farm entrance. Works now completed as a Permitted Development. The clerk was asked to request from B&NES Planning Department, the class of permitted development pertaining to these works.

066 Use of Garden Building as Living Accommodation – It was reported that a garden building is being used for living accommodation. Councillors Jenny John and Robert Hellard will discuss this with the owners.

8. Highway Matters

067 Road Closures – Work commences on the Landslip repairs on Monday 7th July. The Chairman will discuss issues relating to the phasing of the traffic lights with B&NES Highways.

068 Variable Message Sign on A36 at Hinton Charterhouse – The Parish Council has submitted its comments and awaits the outcome.

069 Maintenance Update – The surface dressing of roads in the Parish will proceed shortly, once the potholes have all been filled.

070 Road Safety Issues – Problems with violations of Weight and Height restrictions persist in Midford with impact damage to the Midford Viaduct. Further and improved signage is required and continued pressure is moving the matter upward on various agendas.

9. B&NES Matters

071 Bath Preservation Trust – Cllr. Robert Hellard reported that the next meeting was the following day. The Parish Council considers it appropriate to formally thank Bath Preservation Trust for its help and support over the Core Strategy process and the plateau issues.

072 Parishes Liaison Meeting - The clerk reported on the matters discussed at this meeting, the most significant of which were B&NES action on Hydraulic Fracturing and the abandonment of the Parish Rangers Scheme.

10. 073 Other Matters to Report - Review the current insurance cover. The clerk reported that increasing the All Risks sum insured was unlikely to result in an increased premium. The sums insured to be reviewed.

11. Correspondence Received

074 B&NES Licensing Policy Consultation – The Council has no comment.

075 B&NES Street Trading Policy Consultation – The Council has no comment.

12. Financial Matters

076 RFO Report – Received and noted.

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

1348	Mr. G. Davis – Expenses – Printer Paper	£13.96
1349	SLCC – Contribution to Clerks SLCC Membership 2014	£57.71
1350	EDP – Core Strategy Preparation of Evidence	£1,236.00
1351	E.ON Electricity Bill dated 2-5-2014	£22.34
1352	Mendip Fireplaces – Photocopying Costs	£90.40
1353	Mr. M. Bambury – Parish Sweeper 24/4 – 31/5/2014	£166.50
1354	Mr. D. Brown – Parish Sweeper 24/4 – 31/5/2014	£83.15
1355	Mr. G. Davis – Parish Clerk 24/4 – 31/5/2014	£269.40
1356	Bath Preservation Trust – Membership Renewal 2014-15	£15.00
1357	The Broker Network Ltd. – Parish Council Insurance Renewal 2014-15	£265.00
1358	EDP – Archaeology and Heritage Inputs - Core Strategy Evidence	£978.66
1359	CPRE – Membership Renewal 2014-15	£36.00
1360	Avon Wildlife Trust – Membership Renewal 2014-15	£48.00
1361	E.ON Electricity Bill dated 1-6-2014	£23.09
1362	Grant Thornton UK LLP – Audit Fee	£120.00
1363	Mr. G. Davis – Expenses – Printer Ink Cartridges	£33.97
1364	Mr. M. Bambury – Parish Sweeper 1/6 – 28/6/2014	£137.58
1365	Mr. D. Brown – Parish Sweeper 1/6 – 28/6/2014	£68.69
1366	Mr. G. Davis – Parish Clerk 1/6 – 28/6/2014	£235.12
1367	HMRC Qtr 1 Payment	£343.20

078 Approvals made for expenditure before next meeting.

1368	Mr. G. Davis – Expenses – Website Domain Name Registration	£25.98
1369	SSE Contracting Ltd. Lighting Maintenance Apr-Jun 2014	£76.10
1370	E.ON – Electricity Bill Dated 01-07-2014	£22.34

13. 079 Dates for Future Meetings – The following dates were confirmed-

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 22:20

Approved and signed 15th September 2014 Chairman