SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 15th September 2014 at 6:30 p.m. in the Parish Hall

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

1. **081 Apologies for Absence** – Cllr Mick Devenish – Chairman. B&NES Ward Cllr. Neil Butters also sent apologies.
2. **082 Declarations of Interest and Dispensations** – None.
3. **083 Confidential Matters** – None
4. **084 Minutes of Parish Council Meeting** held on 7h July 2014 – Approval proposed by Tom Geake, seconded Sue Dustin, approved and signed by the Chairman.
5. **085 Minutes of Special Parish Council Meeting** held on 21st July 2014– Approval proposed by Patrick Dawson, seconded Tom Geake, approved and signed by the Chairman.
6. **Parish Council Matters**

086 South Stoke Parish Sweeper - The clerk reported that Martin Bambury had resigned as Parish Sweeper because he was finding it difficult to find the available hours in order to fulfil the role. It is very regrettable as he was a highly reliable and hard working employee. The clerk was asked to write to Martin to thank him for his significant contribution to the village.

087 The clerk has employed Mr. Ivan Hill as his replacement, and he commenced work on 1st September. He is carrying out the duties effectively and has been doing so for two weeks now. The Parish Council formally confirmed the appointment of Mr. Hill.

088 Allotments – The clerk reported that complaints regarding untended plots had been received. The Parish Council will contact the relevant tenants to ascertain if they wish to continue with their plots.

089 VAT - The clerk clarified the principles applying to the reclaiming of VAT. The Parish Council was fully satisfied that it does and will continue to comply with these regulations.

7. **General Parish Matters**

090 Hosting of the Beau Street Hoard Road show - This is confirmed for Saturday 27th September. The Parish Council agreed a number of measures to publicise the event and discussed the activities that will be included.

091 Village Hall – There was no further progress to report on the repairs and the next Management Committee meeting will take place on Monday 22nd Sept. 2014.

092 Neighbourhood Watch Co-ordinator – Tom Geake reported that an article had been prepared for the Parish notes. He also drew attention to a number of burglaries that took place during a funeral in a neighbouring Parish.

Footpaths and Open Spaces

093 Footpaths and Open Spaces – Path Survey Reports – The report has been completed and sent to B&NES PROW department.

094 Millennium Wood - **The** bench seat has been repaired but requires further work. Derek Satow had raised the concern that very few people were aware of and using the area. An article for the Parish Notes will be produced.

095 Churchyard – It was reported that the clearance of the grass cuttings was at a cost of £64.67 for each occasion. It was agreed that this was only sustainable on a needs only basis for special occasions.

8. **Planning Matters**

096 Assets Of Community Value – It was agreed to keep the progression of the registration of South Stoke Village Hall and the Village Green under review, because of the work involved in the registration process and the protection already present in the Conservation Area Appraisal and Place-Making Character Assessments.

097 Core Strategy – Development Master Plan – Councillors discussed and agreed the various notes and minutes of the meetings with B&NES Planning Policy team. It was noted that the requested changes had been made by B&NES and that the Draft Masterplan would now be considered and commented on by DCC, not 'approved as previously stated. The Parish Council had re-stated their request to be involved in detailed consultations throughout the process. It was further noted that nothing has been forthcoming from the developers regarding the structure and timescale of the Master Plan consultation process.

098 It was agreed that there should be a Parish Meeting to update the village on the Core Strategy and inform residents of the Master Plan process and issues. It was further agreed that the Hignett Family Trust and BANES Planning Officers should be invited to attend the meeting. Consideration was also given to the involvement of residents of Sulis Meadows and Combe Hay. It was agreed that the meeting should take place in early to mid November if possible

099 Consideration was given to the suggestion that the new development, which will be situated within the Parish Boundaries of South Stoke, should be taken into the City of Bath. Following the advice from the B&NES Planning Policy Team, the clerk was asked to arrange a meeting with BANES Electoral Services Team to clarify the implications of such a change.

Approved and signed 10th November 2014 Chairman

100 **Core Strategy - Relationship of the Master Plan, Neighbourhood Development Plan and Place Making Plan** - The advice received from B&NES Planning Policy team regarding the relative weight of the Master Plan, Place-Making Plan and Neighbourhood Plan was considered. It was agreed that a Neighbourhood plan was inappropriate to the circumstances in the Parish and concurred with the advice from B&NES Planners. They further advised that the Master Plan should be the main vehicle for moving forward on the development on the Plateau and that the Place-Making Character Assessments should be completed and submitted so that they can inform the Master Plan process. The Parish Council agrees with this advice and will complete the Character Assessments and make a decision about their submission at the next meeting.

101 **Housing Development Boundary Review Consultation** - Within the period specified there were no planning completions or approved planning applications yet to be completed for any new dwellings within the Parish, and therefore none to annotate on the Housing Development Boundary (HDB) Map. The Parish Council draws the attention of B&NES Council to the recently adopted South Stoke Conservation Area (CA) Appraisal (map attached) which shows revisions to the CA (edged in purple). This confirms the newly adopted boundary to the CA. The Parish Council requests that the B&NES Council mapping is revised accordingly.
The Parish Council notes that the HDB is closely defined around the village, and therefore continues to tightly define village. In consideration of this and the HDB principles, the Parish Council considers that no revision of the HDB is appropriate.

Applications Received

102 **14/03941/TCA - The Old Vicarage, Old School Hill, South Stoke, Bath BA2 7DU** - Fell 13x trees, prune 8x trees, coppice 2 individuals and 1 group, thin out trees in two groups as detailed.
Given the large number of trees to be felled the Parish Council agreed that a site visit was necessary to consider the works in the context of the Conservation Area and the character and views within the village. Cllr. Sue Dustin was asked to arrange the visit. The clerk was asked to arrange a planning meeting for the 29th September to discuss the application following the visit.

103 **Planning Decisions by B&NES**

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. **CONSENT.**

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. **APPROVED**

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. **PERMIT**

104 **Decisions Pending**

14/03941/TCA - The Old Vicarage, Old School Hill, South Stoke, Bath BA2 7DU - As above.

105 **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 which has been approved.

106 **Enforcement Update**

13/00098/UNDEV - Parcel 1685 Combe Hay Lane Midford Bath – No further progress or action to report. The tents were not erected this summer.

14/00698/UNDEV - Castle Farm Barn Midford Road Midford Bath BA2 7BU - Formation of car park – Planning enforcement have been informed about the signage advertising roadside sales. The matter is under investigation.

Other Planning Matters to Report

107 **Use of Garden Building as Living Accommodation** – Permitted Development.

108 **12/03395/FUL Longthorne, Old Midford Road, Midford, Bath, BA2 7DQ –** Possible construction of garage in contravention of Notification of Decision. It was reported that foundations for an outbuilding, possibly a garage, have been put down. The clerk was asked to raise the matter with the planning Case Officer.

109 **Development of Garden Buildings – South Stoke House** – Some development of a garden building at South Stoke Hall was reported. The Clerk was asked to investigate and discuss with planning enforcement if appropriate.

Approved and signed 10th November 2014 Chairman

110 Further Applications Received – To be considered at the meeting on 29th September 2014.

14/03917/FUL - Hay Tor, Old Midford Road, Midford, BA2 7DH - Installation of roof lights and roof extension to existing garage/side extension.

14/04115/Ful – Brewery Cottage, Packhorse Lane, South Stoke, Bath – Erection of a single storey extension and replacement of existing ground floor flat/pitched roof with flat roof and lantern light.

9. Highway Matters

111 Road Closures – The B3110 has now fully re-opened. Further works to restore the wall have yet to be carried out but will not result in any further road closures.

112 Maintenance Update – All re-surfacing works have been completed. It was reported that the manhole at the bottom of South Stoke Lane has been sealed over. The clerk was asked to report this to B&NES Highways.

113 Road Safety Issues – The issue of bridge strikes at Midford Viaduct has now been raised with B&NES Council at several levels. A full statement of the actions being taken was provided in the Parish Cluster Group Meeting Briefing notes. Cllrs. Tom Geake and Mick Devenish (Chairman) will continue to pursue this matter.

10. B&NES Matters

114 Bath Preservation Trust – There were no items to report.

115 Parishes Cluster Group Meeting - The clerk reported on the matters discussed at this meeting.

11. Other Matters to Report - None.

12. Correspondence Received - None

13. Financial Matters

116 RFO Report – Received and noted.

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

1371	Mr. G. Davis – Expenses – Website Domain Renewal	£11.98
1372	Mr. M. Bambury – Parish Sweeper 29/6 – 26/7/2014	£134.40
1373	Mr. D. Brown – Parish Sweeper 29/6 – 26/7/2014	£67.20
1374	Mr. G. Davis – Parish Clerk 29/6 – 26/7/2014	£223.12
1375	E.ON Electricity Bill dated 2-8-2014	£23.09
1376	Mr. G. Davis – Expenses – Website Hosting Renewal	£176.59
1377	The Landscape Group – Grounds Maint Churchyard and Footpaths	£64.90
1378	Mr. M. Bambury – Parish Sweeper 27/7 – 31/8/2014	£201.60
1379	Mr. D. Brown – Parish Sweeper 27/7 – 31/8/2014	£84.00
1380	Mr. G. Davis – Parish Clerk 27/7 – 31/8/2014	£278.85

118 Approvals made for expenditure before next meeting.

1381	Hignett Brothers – Rent for Village Allotments	£45.00
1382	E.ON – Electricity Bill Dated 02-09-2014	£23.09

14. 119 Dates for Future Meetings – The following dates were confirmed-

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 21:45

Approved and signed 10th November 2014 Chairman