SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 10th November 2014 at 6:30 p.m. in the Parish Hall

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

Also present: Mr. C. Row, Mr. N. Alexander, Mr. J. Scriven

1. **124 Apologies for Absence** – B&NES Ward Cllr. Neil Butters sent apologies.
2. **125 Declarations of Interest and Dispensations** – None.
3. **126 Confidential Matters** – None
4. **127 Field north of Packhorse Lane - Notice under S.15A of the Commons Act 2006**
   John Scriven addressed the meeting regarding the notice served for this field. He gave the opinion that the community would be unlikely to be successful in registering the field as common land. Robert Hellard reported that he had discussed the matter with the owners of the field and that they had stated that their intent was purely one of regularising the legal position of the land so that a 'Right to Roam' was not established. It was further pointed out that the land was rejected as a potential site for development within the Core Strategy, and therefore its planning status remains unchanged, protected by Green Belt and AONB policy. The appropriateness of a Neighbourhood plan or registration as a Community Asset were also discussed and considered inappropriate. The Parish Council agreed that it does not see the need to register the land as common land, and agreed to take no action at the present time, but keep the matter under review. The Parish Council advises neighbours to give careful consideration to the matter before proceeding with any action.
5. **128 Minutes of Parish Council Meeting** held on 15h September 2014 – Approved and signed by the Chairman.
6. **129 Minutes of Planning Meeting** held on 29th September 2014– Approved and signed by the Chairman.
7. **Parish Council Matters**
   - **130 Parish Sweepers -** The Parish Council noted Mr. Brown's retirement as Midford Sweeper after many years of service. The clerk was asked to procure and present an engraved tankard in thanks to Mr. Brown.
   - **131** The Parish Council noted the progress in recruiting replacement sweepers and the employment of Mr. Grant Davis. The clerk was instructed to re-advertise the remaining post if unable to fill it by other means.
   - **132** The clerk was instructed to implement the final National pay Agreement for Council employees as soon as the consultation process concluded and the settlement finalised.
   - **133 Allotments** – A few plots remain in an untended condition. Councillor Jenny John will discuss these with the respective tenants prior to renewal of the tenancies in March 2015.
   - **134 Street Lighting** – The Parish Council considered the two options for the replacement of the failed street light on South Stoke Lane. The clerk was instructed to accept option A and request SSE to proceed as soon as possible.
8. **General Parish Matters**
   - **135 Hosting of the Beau Street Hoard Road show** – Cllr. Jenny John reported that the show had been very successful and enjoyable with 142 people attending during the day, the largest number for any of the shows to date. She has written and thanked the organisers and the Head of the Roman Baths for staging this show.
   - **136 Village Hall** – It was reported that the new notice board will be installed shortly.
   - **137 Neighbourhood Watch Co-ordinator** – Tom Geake reported on progress during the previous period.
   - **138 Footpaths and Open Spaces –** It was reported that the works to the bank opposite the village hall and playground would be carried out imminently.
   - **139 Millennium Wood** - The newer bench has been repaired but the joint in the back needs stabilisation. The notice board remains in a poor condition and the clerk will remind the Woodland Trust that they agreed to repair this.
   - **140 Churchyard** – It was reported that a further clearance of the grass cuttings had taken place to good effect.
9. **Planning Matters**
   - **141 Core Strategy – Development Master Plan**
     Nick Alexander addressed the meeting to make the point that, based on experience with developers, now is a very important time for an appropriate village wide response to the consultation on the Sulis Down development and the issues from the exhibition at St Gregory's. Major issues were the suggested re-introduction of access from the Cross Keys and South Stoke Lane and the proposed increased development of the Employment Land site.
     Concerns were raised that the frequent reference to Odd Down might be an attempt to marginalise the significance of South Stoke and the Parish Council. Furthermore, and as a consequence of the current non-participation of Odd Down Football Club in the Master plan process, concerns were raised about the flexible view taken on the number of houses to be built, particularly on the Hignett Family Trust land. The Parish Council considers that these variances from the Core Strategy are not oversights or mistakes, and this was borne out by the expressed view of Edward Nash that the Core Strategy is open to interpretation and is therefore flexible. This view is considered to be at odds with the position believed to be held by B&NES Planning Policy team, that the Core Strategy should be adhered to.

142 In order to challenge what it considers an attempt to subvert the Core Strategy at this very early stage, the Parish Council will write formally to B&NES Planning Policy Team and the Hignett Family Trust to raise these serious concerns. It will place this letter in the public domain.

143 Furthermore, the Parish Council will invite Edward Nash and a member of the B&NES Planning Policy Team to a walk around the village in order to discuss these matters and emphasise the importance of the village in the Master Plan process. Councillors Tom Geake, Chris Winpenny, Sue Dustin and Patrick Dawson undertook to organise and take part in this.

144 Cllr. Jenny John raised the importance of the Wansdyke in this process and will write to English Heritage to emphasise this. She will request attendance at the meeting between English Heritage and B&NES Council when they discuss the Wansdyke Management Plan.

145 The Parish Council considered the further need for professional advice and support in going forward with the Master Plan process. Cllr. Tom Geake proposed that an exploratory enquiry was made of the Environmental Development Partnership, to see if this is something they might be able to provide. This was seconded by Robert Hellard and the resolution carried unanimously.

146 Finally, the Parish Council undertook to maintain regular contact with the B&NES Planning Policy Team to ensure that they remain fully informed on all matters.

147 **Parish Boundary changes** – The clerk provided a summary briefing of the guidance and process of Parish Boundary changes. The council thanked the clerk for the good summary and noted that such changes would take some time and were necessarily only likely some time in the future. The council will maintain a watching brief on this issue going forward.

148 **Place-Making Plan** – The Council has reviewed the Housing Development Boundary and responded to the consultation. The clerk was instructed to circulate the current Character Assessments for review and revision. The Parish Council will then consider their submission to B&NES Council.

149 **Applications Received**

14/04491/FUL - Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - Erection of new garage. - **WITHDRAWN**

14/04492/LBA - Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - External alterations to erect a new garage - **WITHDRAWN**

150 **Planning Decisions by B&NES**

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. **NO OBJECTION**

14/04115/FUL – Brewery Cottage, Packhorse Lane, South Stoke, Bath BA2 7DL - Erection of first floor extension, single storey extension and replacement of existing ground floor flat/pitched roof with flat roof and lantern light. **PERMIT**

151 **Decisions Pending**

14/03917/FUL – Hay Tor, Old Midford Road, Midford, Bath BA2 7DH - Installation of rooflights and roof extension to existing garage/side extension. **NO OBJECTION**

14/03889/FUL - Three Ways School, 180 Frome Road, Odd Down, Bath BA2 5RF -Erection of extension at lower ground level comprising cafe/additional teaching facilities. **NO COMMENT**

152 **Planning Appeals - None**

153 **Enforcement Update**

B&NES New Enforcement Team – and Enforcement Policy – The briefing from Richard Stott the new Principal Planning/Enforcement Officer on the new planning enforcement team and the Planning Enforcement Policy was received and noted, particularly in relevance to current enforcement cases.

14/00748/UNDEV - Longthorne Old Midford Road Midford Bath - Erection of a detached garage – Planning Enforcement have requested the owner to submit a Planning Application. This is awaited and any further action will depend on the outcome of this application.

13/01070/FUL - Turnpike Cottage Midford Road Midford Bath – Planning Enforcement have advised the owners that planning permission will be required for extensions at the property and that work should be stopped until such time that approval is given.

14/00698/UNDEV - Castle Farm Barn Midford Road Midford Bath BA2 7BU - Formation of car park – Nothing further to report. The clerk was asked to review the timescale for the current permissions.

Other Planning Matters to Report

154 **Rose Cotage Midford –** attention was drawn to a recent Kitchen/Dining extension. The clerk was asked to enquire of B&NES Planning department for any Approval or Permitted Development Rights for this extension.

10. Highway Matters

155 Maintenance Update – The Midford Bridge repairs are complete and the road fully open.

156 The water running across the road near the Midford Castle entrance was discussed. B&NES Council have undertaken to unblock the relevant gulley. However, as this is not believed to be the entire issue, Michael Devenish will discuss the matter with B&NES Highways.

157 Road Safety Issues – Following the enforced road closure due a lorry that became stuck on Hodshill, it was noted that the hedgerows were obscuring all the road signage. The clerk was asked to write to the landowner and request the cutting of hedgerows along Hodshill and Combe Hay lane.

11. B&NES Matters

158 Bath Preservation Trust – Robert Hellard reported that the Environs meeting will be held in the following week, and that he will attend as the Chairman and Cllr. Chris Winpenny as a member. Reports are required in advance and these will include Enforcement and the Cross Keys access point into Sulis Down. The Sulis Down development is on the agenda for the Architecture and Planning meeting.

159 Parishes Liaison Meeting - The clerk reported on the matters discussed at this meeting.

12. Other Matters to Report - None.

13. Correspondence Received - None

14. Financial Matters

160 RFO Report – Received and noted. The clerk was reminded that the next meeting would be required to approve the next year's budget, and that this should be constructed so that it makes some restoration of the reserves.

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

1381	Hignett Brothers – Rent for Village Allotments	£45.00
1382	E.ON – Electricity Bill Dated 02-09-2014	£23.09
1383	Cancelled – Incorrect Payment to Ivan Hill	
1387	Mr. Ivan Hill – Parish Sweeper 1/9 – 27/9/2014	£126.00
1384	Mr. D. Brown – Parish Sweeper 30/8 – 27/9/2014	£67.20
1385	Mr. G. Davis – Parish Clerk 30/8 – 27/9/2014	£223.12
1386	HMRC – Qtr 2 PAYE	£320.00
1388	E.ON Electricity Bill dated 1-10-2014	£22.34
1389	SSE Contracting Ltd – Lighting Maintenance July-Sept 2014	£76.10
1390	Information Commissioner – Data Protection Registration 2014-15	£35.00
1391	Mr. G. Davis – Expenses – Advert for Sweeper, New Broom	£63.30
1392	Tania Rodrigues – Parish Sweeper 21/9 – 25/10/2014	£168.00
1393	Mr. G. Davis – Parish Clerk 28/9 – 25/10/2014	£223.12
1394	Mr. D. Brown – Parish Sweeper 28/9 – 31/10/2014	£84.00

162 Approvals made for expenditure before next meeting.

1395	E.ON Electricity Bill dated 1-11-2014	£23.09
1396	Expenses G. Davis – New Sweeper Equipment	£52.37

15. 163 Dates for Future Meetings – The following dates were confirmed-

12th January 2015 **9th March 2015**

13th April 2015 – Annual Parish Meeting, **11th May 2015 – Annual Parish Council Meeting**

The meeting closed at 21:50

Approved and signed 12th January 2015 Chairman