SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 12th January 2015 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: **B&NES Ward Cllr. Neil Butters**

1. **169 Apologies for Absence** – None
2. **170 Declarations of Interest and Dispensations** – None.
3. **171 Confidential Matters** – None
4. **172 Minutes of Parish Council Meeting** held on 10h November 2014 – Approved and signed by the Chairman.
5. **173 Minutes of Planning Meeting** held on **8**th December 2014– Approved and signed by the Chairman.
6. **Parish Council Matters**

   174 New Financial Regulations
   New Financial Regulations are required for the next financial year to allow electronic payments. The clerk was instructed to amend the existing regulations to meet this requirement, for consideration, and adoption at the next meeting.

   175 Parish Sweepers – The clerk reported that Grant Davis has been employed on a 10 hour per week contract of employment, and is carrying out both South Stoke and Midford Parish sweeper duties.

   176 Sweepers and Clerks rates of pay The clerk reported that the National Joint Council (NJC) for Local Government Services Pay recommendations have been implemented.

   177 Allotments – Two plots have been advertised as vacant in the Parish Notes. Councillor Jenny John was asked to look into advertising these more widely prior to renewal of tenancies in March 2015.

   178 Street Lighting – The clerk reported that the purchase order for the agreed replacement and repair has been issued. The work will be completed on 21st January 2015 following works to the underground cables by Western Power Distribution.

   179 Royal Garden Party at Buckingham Palace - It was agreed to put forward the names Robert and Jane Hellard for the ALCA ballot for invitations to this event. The clerk was instructed to submit their names to the ALCA County Secretary.
7. **General Parish Matters**

   180 Village Hall – The Village Hall Management Committee thanked the Parish Council for carrying out the recent works to the play area and verge.

   181 Neighbourhood Watch Co-ordinator – Tom Geake reported on progress during the previous period. He drew attention to the three vacancies for independent members of the Independent Residents Volunteer Panel.

   182 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.
   Footpaths and Open Spaces – Nothing further to report.

   183 Funding of Installation of Deer Gates at Tucking Mill - The clerk reported on the progress since the Tucking Mill Stakeholders meeting discussed this matter last summer. The only outstanding problem was the funding of the installation of the gates estimated at £825 plus VAT. The Parish Council agreed to contribute £200 towards this cost on the basis of matched funding with Monkton Combe Parish Council, and on the understanding that Monkton Combe Parish Council would facilitate their purchase and installation.
8. **Planning Matters**

   184 Field north of Packhorse Lane (Combe Lawn) – It was reported that a group of local residents had offered to purchase the field at the asking price. This offer had not been accepted at the present time.

Approved and signed 9th March 2015 Chairman

185 Core Strategy – Development Master Plan

A detailed summary of the Council's views and current position was sent to the Sulis Down developers following the meeting at St. Gregory's school. This and similar letters from others had been acknowledged. It was agreed that the Parish Council would review the response from the forthcoming workshops and then write formally to the developers and other parties involved. Following the meeting with the B&NES senior planning policy team, it is reported that they were supportive of the Parish Council's views, and with the Parish Council's interpretation of the Core Strategy. They pointed out that they were bound to consider any planning application, and to deal with it according to the rules, but that they would defend the Core Strategy vigorously. This position was also supported by the B&NES ward councillors present.

It was agreed that two Parish Councillors would be present at every workshop, and a schedule was drawn up and agreed.

The clerk was asked, by means of aerial photography available within Parish Online, to establish and document usage of the Employment Land, both current and immediately prior to adoption of the Core Strategy.

Place-Making Plan

186 Review of Character Assessments – Councillor Robert Hellard agreed to look at producing the summary Character Assessment from those already produced.

187 Housing Development Boundary Review – It was agreed that no further changes were appropriate. In particular that no opportunities for infilling were available.

188 Local Green Space Designation – It was agreed to review and discuss this review further in order to identify any spaces for which it would be appropriate to make such a designation.

Applications Received

189 14/05705/FUL – Meadowland, 146 Midford Road, South Stoke, Bath BA2 5SD - Erection of floor side extension and re-modelling of ground floor. The Parish Council has NO OBJECTION.

190 Planning Decisions by B&NES

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

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. **PERMIT**

14/05276/TCA – The Stable House, Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - 1x Leylandi – remove. **NO OBJECTION**

191 Decisions Pending

14/05040/FUL – West Wing, Southstoke House, Packhorse Lane, South Stoke, Bath BA2 7DJ - Erection of front porch and two storey rear extension. **OBJECT** unless materials approved.

14/05203/FUL – The Stable House, Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - Erection of side garage with first floor storage area. **NO OBJECTION**

14/05204/LBA – The Stable House, Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - External alterations for erection of garage. **NO OBJECTION**

192 Planning Appeals - None

Enforcement Update

193 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. **NO FURTHER ACTION TO REPORT**

194 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. It was reported that further works were taking place. The clerk was asked to draw this to the attention of B&NES Building Control and Planning Enforcement.

195 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 and report the timing conditions. They are that Change of Use had to occur within 12 months from 13/02/2013, and that Permission would last for 3 years from the Change of Use. Hence as Change of Use has occurred, permission will lapse No Later than 13/02/2017.

Other Planning Matters to Report - NONE

9. Highway Matters

196 Maintenance Update – The water is again running across the road near the Midford Castle entrance, Michael Devenish will again discuss the matter with B&NES Highways.

197 Road Safety Issues – The height restriction Traffic Regulation Order (TRO) for Midford Bridge has been sealed and signing will be in place shortly after the required consultation period.

198 Snow Warden Scheme for 2014/15 Season - The clerk reported that all Grit Bins are fully stocked, all equipment is available and ready for use by the Snow Warden.

10. B&NES Matters

199 Bath Preservation Trust – Robert Hellard reported that the Architectural Planning meeting will be held on the 13th January 2015 and that the Environs committee will report to this.

200 Parishes Liaison Meeting - The clerk reported that the next Parishes Liaison Meeting is scheduled for 25th Feb 2015.

11. Other Matters to Report - None.

12. Correspondence Received - None

13. Financial Matters

201 Budget for 2015/16 and Parish Precept – The clerk presented a proposed budget and precept figures for consideration by council. Of primary significance was the requirement to restore reserves which had been depleted by the exceptional expenditure, incurred in the year for the preparation for and representation at the Core Strategy Examination in Public hearings. It was also agreed that further similar expenditure was anticipated in the coming year and that the precept should be set in order to raise the necessary additional funds.
It was therefore proposed and carried unanimously that the precept for 2015/16 should be set at £7,680. This precept figure, together with the Local Council Support grant, represents total funding of £7,860, an increase of £1,000 on the 2014/15 figure of £6,860.

202 RFO Report – Received and noted.

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

1395	E.ON Electricity Bill dated 1-11-2014	£23.09
1396	Expenses G. Davis – New Sweeper Equipment	£52.37
1397	Mr. Grant Davis – Parish Sweeper 1/11 – 29/11/2014	£173.60
1398	Ms. Tania Rodrigues – Parish Sweeper 26/10 – 31/10/2014	£33.60
1399	Mr. G. Davis – Parish Clerk 26/10 – 29/11/2014	£278.85
1400	Expenses G. Davis – Retirement Gift Parish Sweeper	£27.94
1401	E.ON Electricity Bill dated 2-12-2014	£22.34
1402	The Landscape Group – Grounds Maint – Churchyard & Footpaths	£664.90
1403	The Landscape Group – Additional Works Village Hall & Verges	213.52
1404	Mr. Grant Davis – Parish Sweeper 30/11 – 27/12/2014	256.54
1405	Mr. G. Davis – Parish Clerk 30/11 – 27/12/2014	£236.14
1406	HMRC – Qtr 3 PAYE	£363.40

204 Approvals made for expenditure before next meeting.

1407	SSE Contracting Ltd – Lighting Maintenance July-Sept 2014	£76.10

14. 205 Dates for Future Meetings – The following dates were confirmed-

9th March 2015
13th April 2015 – Annual Parish Meeting,
11th May 2015 – Annual Parish Council Meeting

The meeting closed at 21:37

Approved and signed 9th March 2015 Chairman