SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 9th March 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. **210 Apologies for Absence** – None
2. **211 Declarations of Interest and Dispensations** – None.
3. **212 Confidential Matters** – None
4. **213 Packhorse Public House –** It was reported that the latest offer to purchase the property as a public House had been rejected by the owner. The Parish Council continues to support attempts to purchase the Packhorse as a Community Asset. The clerk was asked to check the time limits of the Community Asset Registration.
5. **214 Minutes of Parish Council Meeting** held on 12th January 2015 – Approved and signed by the Chairman.
6. **215 Minutes of Planning Meeting** held on 26th January 2015 – Approved and signed by the Chairman.
7. **216 Minutes of Planning Meeting** held on 9th February 2015 – Approved and signed by the Chairman.
8. **Parish Council Matters**

217 Parish Council Elections – The clerk presented the Nomination packs to the council and explained the process and timescale.

218 New Financial Regulations

The clerk presented the new Financial Regulations as part of the Standing Orders to the council. These were discussed and noted and will be presented to the new Parish Council for adoption at the Annual Parish Council meeting.

219 Allotments – One of the two vacant plots has been let, leaving one known vacant plot and this has again been advertised in the Parish Notes and the Sulis Manor Newsletter.

. **220 Street Lighting** – The clerk reported that the repair and replacement of the failed street light has been completed with the exception of the head. A temporary head is in place and operational in the interim. The head, identical to that on the village green, as awaiting delivery and installation.
The works involved were significantly greater than anticipated as a new power supply was required to be laid across South Stoke Lane. This was further complicated by damage to a water main in the process. None of these additional works represent cost to the Parish Council.

9. **General Parish Matters**

221 Village Hall – The Village Hall Management Committee will meet on Monday 16th March, and the AGM will take place on 27th April. The notice board is to be installed shortly.

222 Neighbourhood Watch Co-ordinator – Tom Geake presented his report to the council and the main points discussed.

Village Green – Nothing further to report.

Footpaths and Open Spaces – Nothing further to report.

223 Funding of Installation of Deer Gates at Tucking Mill - The clerk reported on the progress towards installation, and that Wessex Water had paid the installation costs. It is expected that the installations will take place by the end of March.

224 Royal Garden Party at Buckingham Palace - The Parish Council was not successful in the ALCA ballot for places to this event. Dundry Parish Council and Bleadon Parish Council were first "out of the hat".

10. **Planning Matters**

225 Field north of Packhorse Lane (Combe Lawn) – There was nothing further to report.

226 Core Strategy – Development Master Plan

The Parish Council viewed the aerial photography of the employment land and reviewed details of a recent daily vehicle count. Cllr. Robert Hellard outlined the cost and details of a formal traffic survey to be conducted by B&NES Council. It was proposed by Tom Geake, seconded by Mick Devenish and carried unanimously that Robert Hellard should procure the traffic survey from B&NES Council at an estimated cost of £500.

It was reported that it is understood that the Hignett Family Trust are still in the process of developing the first draft of the development Master Plan.

10. Planning Matters continued.

227 Place-Making Plan

The further consultation on Local Green Space Designation was discussed with the B&NES planning officers and it was determined that the designation was not applicable to any of the areas under consideration as they were not within the Housing Development Boundary.

The other Place Making documents which have been prepared will remain stored for future reference by the Parish Council.

Applications Received

228 15/00702/FUL – Turnpike Cottage Midford Road Midford Bath BA2 7DD - Erection of single storey front extension and two storey rear extension.

The Parish Council **OBJECTS IN PRINCIPLE** to this application. The proposed extension is substantially larger than the original property and well in excess of accepted norms. The detailing and design pay no respect to the original cottage and dominate every elevation.

Whilst it is noted that the original building is not a listed building, it is nonetheless of local importance being one of the oldest (circa. 1760) and most historic buildings in the village of Midford. The design and materials of this proposal do not respect the heritage of this old building. In particular the scale being an increase well in excess of 100% of the original volume, (and well beyond permitted development rights), the proposed South facing wall is flush across the width and so the form of the original building is lost, and retention of the existing painted elevations will contrast sharply with the external appearance of the proposed extension.

Whilst recognising that some extension of the property is necessary in order to bring it to acceptable standards as a home, improved design and materials are required, such as smaller extensions set back on the South elevation to retain the shape of the original cottage, and the use of Ashlar Heads and Quoins to match the existing building.

In summary the Parish Council OBJECTS to the current proposals and an application with improved design and materials should be drawn up and submitted instead.

229 Planning Decisions by B&NES

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

14/05203/FUL – The Stable House, Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - Erection of side garage with first floor storage area. **- PERMIT**

14/05204/LBA – The Stable House, Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - External alterations for erection of garage. **- CONSENT**

14/05705/FUL – Meadowland, 146 Midford Road, South Stoke, Bath BA2 5SD - Erection of floor side extension and re-modelling of ground floor. **– PERMIT**

14/05511/FUL – Longthorne, Old Midford Road, Midford, Bath BA2 7DQ - Erection of timber frame carport (Retrospective). **PERMIT**

230 Decisions Pending

14/05898/LBA – Midford Castle, Access Road To Midford Castle, Midford, Bath BA2 7BU - External alterations to provide a painted timber porch with lead roof and half glazed painted timber door and side windows located at the external door on the 1930's extension to Midford Castle. COMMENT ONLY

15/00204/LBA – The Stables Midford Castle, Access Road To Midford Castle, Midford, Bath BA2 7BU - Internal and external alterations for the restoration and renovation of existing stableblock to include upgrading heating, plumbing, electrics and insulation of building. The replacement of fibre cement roof tiles on rear roof slope with Welsh slate tiles. Rationalisation of contemporary window openings and windows. Removal of modern partitions on West side (left side) of first floor and replacement with new insulated partitions. External stone repairs and structural repairs throughout. COMMENT ONLY

15/00234/FUL – 210 Old Frome Road, Odd Down, Bath BA2 5RH - Installation of rear dormer following removal of hipped roof and replacement with flat roof and roof lantern. COMMENT ONLY

231 Planning Appeals - None

10. Planning Matters continued.

Enforcement Update

232 14/00748/UNDEV - Longthorne Old Midford Road Midford Bath - Erection of a detached garage – The owner has submitted a retro-spective Planning Application. This has been permitted (see above).

233 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. **Retrospective Application (above) Pending Consideration**

Other Planning Matters to Report

234 Fullers Earth Site – Fosseway Environmental Park – It was reported that the judicial review brought by Protect Bath against B&NES Council had been rejected. The development 14/00839/EMINW of a residual waste facility is now able to proceed.

235 English Heritage Consultation – It was reported that English Heritage has published two documents for consultation. **Conservation Area Designations** – Robert Hellard and the Bath Preservation Trust will respond to this, and **Changes to Heritage Assets** – Cllr. Jenny john will respond to this.

236 Packhorse Farm – It was reported that there is a new tenant at this property and they wish to develop the site, and work has commenced, as per the permitted application 12/04834/FUL **-** *Change of use of land to equestrian, retention of 2no mobile stable units for current DIY livery business and conversion to existing outdoor turnout area/starvation paddock to an all weather riding arena.*

11. Highway Matters

237 A36 Closure – Claverton to Dundas – 2nd March for 16 weeks – It was reported that other than the anticipated increased traffic volumes no other issues have been notified so far

238 Maintenance Update – The water is still running across the road near the Midford Castle entrance, and there has been a recent serious accident at this spot. The clerk was asked to request from B&NES Highways that a proper drain is excavated to take away the spring water so that there is a permanent solution.

239 Road Safety Issues – It was reported that the height restriction signage, with measurements in both metric and imperial units, is due to be installed imminently.
It was also reported that the water leak at the junction of Packhorse Lane and Old Midford Road has been repaired but that the manhole has again sunk to a lower level.

12. B&NES Matters

240 Bath Preservation Trust – Robert Hellard reported that the Architectural Planning meeting will be held on the 10th March 2015 and that the Environs committee will meet the following week. There are no Parish issues to be discussed other than the Core Strategy and Masterplan. The Trust is committed to the Core Strategy being implemented as drafted and not as a guidance document.

241 Parishes Liaison Meeting - The clerk reported that the meeting discussed the following matters. Care Act 2014, Updates on Place-Making, Housing Development Review, Green Spaces and Community Infrastructure Levy, BANES Council Budget, Improved Broadband, and Review of Paris Sweeper Scheme.

13. Other Matters to Report

242 Annual Parish Meeting Newsletter – The clerk will prepare the newsletter in conjunction with contributions from councillors. The newsletter will be distributed on or about the 21st/22nd March.

14. Correspondence Received

243 Invitation to B&NES Council Chairman's Civic Reception – Cllr. Jenny John will attend and represent the parish Council

Approved and signed 11th May 2015 Chairman

15. Financial Matters

244 RFO Report – Received and noted.

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

1407	SSE Contracting Ltd. Lighting Maint. Oct-Dec 2014	£76.10
1408	E.ON Electricity Bill dated 2-1-2015	£23.09
1409	Mr. Grant Davis – Parish Sweeper 28/12 – 31/1/2015	£288.45
1410	Mr. G. Davis – Parish Clerk 28/12 – 31/1/2015	£282.40
1411	Mr. T. Matchet – Reimbursement, Christmas Lights Electricity	£25.00
1412	E.ON Electricity Bill dated 1-2-2015	£23.09
1413	Mr. Grant Davis – Parish Sweeper 1/2 – 28/2/2015	£230.56
1414	Mr. G. Davis – Parish Clerk 1/2 – 28/2/2015	£225.64

246 Approvals made for expenditure before next meeting.

None

16. 247 Dates for Future Meetings – The following dates were confirmed-

13th April 2015 – Annual Parish Meeting,

11th May 2015 – Annual Parish Council Meeting

The meeting closed at 21:50

Approved and signed 11th May 2015 Chairman