

**SOUTH STOKE PARISH COUNCIL**  
**Minutes of the Parish Council Meeting held on 7<sup>th</sup> September 2015 at 6:30 p.m.**  
**in the Parish Hall**

**Present: Mr. G. Davis (Clerk)**  
**Mr. P. Dawson**  
**Mrs. S. Dustin**  
**Mrs. C. Fox**

**Mr. T. Geake**  
**Mr. R. Hellard (Vice Chair)**  
**Mrs. J. John**  
**Mr. C. Winpenny (Chairman)**

**Also Present: Ward Councillor Neil Butters**

- 1. 344 Apologies for Absence** – None
- 2. 345 Declarations of Interest and Dispensations** – None
- 3. 346 Confidential Matters** – The Parish Council resolved to exclude the press and public for the Planning Matters – Core Strategy item.
- 4. 347 Minutes of Annual Parish Council Meeting** held on 1<sup>st</sup> July 2015 – Approved and signed by the Chairman.
- 5. 348 Minutes of Planning Meeting** held on 5<sup>th</sup> August 2015 – Approved and signed by the Chairman.
- 6. 349 Minutes of Planning Meeting** held on 24<sup>th</sup> August 2015 – Approved and signed by the Chairman.
- 7. Parish Council Matters**
  - 350 Review of Risk assessment** – The Parish Council agreed the text provided by the clerk with one small addition emphasising the inclusion of Health & Safety Policy and Risk assessment within the sweeper's contract and term and conditions of employment.
  - 351 Replacement Computer Facilities** The clerk reported that Monkton Combe Parish Council contributed £120 towards the cost of the replacement computer equipment for the clerk. However, grants are expected to be available soon in order to fund compliance with changes in the legal requirements for publication of Parish Council information. It is possible that the replacement equipment may be funded entirely in this way.
- 8. General Parish Matters**
  - 352 Village Hall** – The upcoming events will all be published in the Parish notes.
  - 353 Neighbourhood Watch** – Tom Geake presented his report. A number of crimes were highlighted, the most significant being that a number of burglaries had occurred through doors that had been left open, and police urge people to ensure they do not leave their doors open.  
**Footpaths and Open Spaces**
  - 354 Footpaths** – Councillor Jenny John presented the complete Footpath report. The clerk will forward this to B&NES Public Rights of Way.
  - 355 Village Green – Improvements identified in Conservation Area Appraisal** – Of the items under consideration the following actions were agreed. Councillor Jenny John will consider the drafting of a letter to residents highlighting the Conservation Area; the Parochial Church Council will discuss repairs to the listed graves in the Churchyard; the clerk will provide details of the arrangements for acquiring the telephone box to the next meeting.
- 9. Planning Matters**
  - 356 Packhorse Public House – Community Asset Registration** – The clerk has not yet received a reply from B&NES Council regarding the renewal of the registration prior to expiry. The reply will continue to be pursued.  
**Core Strategy – Development Master Plan**
  - 357 Report on current status** - A press release has recently been issued by Bloor and HFT and reported on the front page of the Bath Chronicle claiming the development should support significantly more than 300 homes, and the figures of 700 -750 homes have been highlighted. There are some plans and statements on the 'Sulis Down' website outlining these Masterplan proposals. However, there is some divergence between the Bath Chronicle report and subsequent statements.  
A draft response to the Bath Chronicle report was discussed and agreed. It was further agreed that it should be sent immediately to the newspaper, and subsequently to all other relevant parties.
  - 358 Wansdyke Management Plan** – The draft scheme provided for comment was discussed. It was highlighted that the unscheduled sections are subject to the same policies. The Parish Council will respond to the document highlighting the inconsistency surrounding the crossing points, and other corrections concerning the absence of the ditch and the lack of any mention of the wall.
  - 359 Robert Hellard** proposed the motion that a budget of up to £500 be allocated to prepare an archaeological report to assist in our understanding of the development of the Wansdyke Management Plan. The Parish Council carried this motion unanimously.
  - 360 Applications Received** – None
  - 361 B&NES Planning Training for Councillors** – The clerk reported the arrangements for the Planning Training for councillors provided by B&NES Planning Department.

### **362 Planning Decisions by B&NES**

**15/00741/MRES – Fosseyway Environment Park, Fosseyway, Englishcombe, Bath BA2 8PD** - Approval of Reserved Matters in relation to application 14/00839/EMINW for the proposed erection of residual waste facility including a materials recovery facility, anaerobic digestion plant, reception building, weighbridge, outdoor storage areas and other ancillary development. Revised Drawings – **APPROVE**

**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. **CONSENT**

**15/02239/FUL – The Priory, Old School Hill, South Stoke, Bath BA2 7DW** - Erection of single storey rear extension to The Priory, renovation of Priory Cottage and construction of greenhouse structure in the rear garden. - **PERMIT**

**15/02240/LBA – The Priory, Old School Hill, South Stoke, Bath BA2 7DW** - Internal and External alterations to erect single storey rear extension to The Priory, renovation of Priory Cottage and construction of greenhouse structure in the rear garden. – **CONSENT**

**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. - **CONSENT**

**15/01950/FUL – Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL** - Renewal of external ironwork canopy. **WITHDRAWN**

**15/01951/LBA – Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL** - External alterations to include the renewal of external ironwork canopy. **CONSENT**

**15/02478/TCA – Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL** – 1x Burned Beech – fell. **NO OBJECTION**

**15/02919/TPO – Longthorne, Old Midford Road, Midford, Bath BA2 7DQ** - 3x Conifers – fell - **CONSENT**

### **363 Decisions Pending**

**15/03308/FUL – Springfield House, Packhorse Lane, South Stoke, Bath BA2 7DL** - Erection of two storey extension to existing stone building to facilitate conversion to 1no. dwelling and demolition of outbuilding. (Resubmission) **NO OBJECTION**

**15/03325/OUT – Castle Farm Barn, Midford Road, Midford, Bath BA2 7BU** - Erection of an agricultural workers dwelling (Outline application with all matters reserved). **OBJECT in PRINCIPLE**. Revised plans have been produced with the dwelling in a new location. The Parish Council will respond further to these revisions.

**15/03387/FUL – Turnpike Cottage, Midford Road, Midford, Bath BA2 7DD** - Erection of two storey rear extension. (Resubmission) **COMMENT ONLY**

**15/03389/FUL – Summerdale, Packhorse Lane, South Stoke, Bath BA2 7DL** - Conversion of derelict building to 1 no. 2 bedroom dwelling. **NO OBJECTION**

### **364 Planning Appeals - None**

### **365 Enforcement Update**

**15/00354/UNAUTH - Change of Use - Green Belt (Caravan and Wooden Hut)**. Static Caravans and activity on land to rear of Harvington, Somersby, and Totannstoc. - Nothing Further to report. The clerk was asked to progress this matter with Planning Enforcement.

**13/00098/UNDEV - Erection of encampment on private land**. Nothing further to report, but duration of current encampment has been noted. The clerk was asked to progress this matter with Planning Enforcement.

### **366 Other Planning Matters to Report - None**

## **10. Highway Matters**

**367 Midford Viaduct** – Height Signage, and road closure – The road will remain closed until 15<sup>th</sup> September. There have been significant issues with traffic using alternative routes.

**368 Variable Message Sign (VMS)** – The Parish Council has been notified that this will be sited at Pipehouse lane.

**369 Speed Restriction signage on South Stoke Road** – It was noted that the signage does not meet the TRO requirements at the Cross Keys junction.

**370 Vegetation narrowing of roads** - The clerk has written to B&NES Highways and Council Connect to request that cutting back of vegetation at the junction of the B3110 with the Old Midford Road. No reply has been received to-date.

**371 Problems with the Tarmac surface on South Stoke lane** – It was agreed with a B&NES Highways officer that this work was not of an acceptable standard. However, achieving a remedy is likely to prove difficult.

**372 Any other Maintenance and Road Safety Issues** – The clerk has written to B&NES Highways and Louise Fradd to request that the issues at the Midford Castle bend are looked at again with a view to appropriate action being taken. No reply has been received to-date. It was reported that B&NES had conducted speed counts on this section of the road.

**11. B&NES Matters**

**373 Bath Preservation Trust** – Cllr. Robert Hellard reported that Trust will be meeting in the following week and that the New Park and Ride to the East of Bath, the developments at Fox Hill and at Sulis Down will be major items for consideration. It was also reported that Chris Winpenny will be unable to attend the next Environs meeting.

**374 Connecting Communities – Bathavon July workshop feedback** – The report was presented.

**12. Other Matters to Report** - None

**13. Correspondence Received**

**375** Public Consultation into proposal to close Bath Magistrates and Family Court – The Parish Council has no response to make

**376** Notice of ALCA AGM 3<sup>rd</sup> Oct 2015 - Noted

**377** Millennium Seat – View obscured by trees - A resident has written to highlight the obscuring of the view from the millennium seat by the growth of the trees in front of it. The clerk was asked to write to Charles Hignett to discuss this matter again.

**378** BWCE Funding for sustainability projects - Noted

**14. Financial Matters**

**379 RFO Report** – Received and noted.

**380 Payments approved as standing payments or at meeting on 1<sup>st</sup> July 2015 which have now been made.**

DD338	Avon Wildlife Trust	Membership renewal 2015-16	48.00
101446	SSE Contracting Ltd	Lighting Maintenance Apr-Jun 2015	76.10
101447	Mr. G. Davis	Expenses - Replacement Computer Equipment	361.90
DD266	E.ON	Electricity Bill Dated 1/7/15	26.39
101448	Grant Davis	Parish Sweeper 28/6 - 31/7/15	288.45
101449	Mr. G. Davis	Parish Clerk - 28/6 - 31/7/15	282.20
DD266	E.ON	Electricity Bill Dated 1/8/15	27.27
11:09:08	Mr. G. Davis	Parish Clerk - 1/8 - 29/8/2015	225.84
11:13:16	Grant Davis	Parish Sweeper - 1/8 - 29/8/2015	230.76

**381 Approvals requested for expenditure before next meeting.**

101450	Hignett Brothers	Annual Rent for Village Allotments	£45.00
101451	Avon Local Councils Association	Training Course for Chairman	£45.00

**15. 382 Dates for Future Meetings** – The following dates for meetings for the coming year were agreed.

**Parish Council Meetings: November 9<sup>th</sup>, January 4<sup>th</sup> 2016, March 7<sup>th</sup>**

**Annual Parish Meeting: April 11<sup>th</sup> 2016**

**Annual Parish Council Meeting: May 9<sup>th</sup> 2016**

**The meeting closed at 21:20**

Approved and signed 9<sup>th</sup> November 2015

Chairman