

SOUTH STOKE PARISH COUNCIL
Minutes of the Parish Council Meeting held on 4th January 2016 at 6:30 p.m.
in the Parish Hall

Present: Mr. G. Davis (Clerk)

Mr. P. Dawson

Mrs. S. Dustin

Also present for part of the meeting B&NES Ward Cllr. Neil Butters

Mr. T. Geake

Mrs. J. John

Mr. C. Winpenny (Chairman)

- 1. 430 Apologies for Absence – Mrs. C. Fox, Mr. R. Hellard (Vice Chair)**
- 2. 431 Declarations of Interest and Dispensations –** Cllr. Jenny John declared that she was a neighbour to the Planning applications to be considered later in the meeting. The council agreed this was a non-pecuniary interest and agreed she could speak and vote on these matters.
- 3. 432 Confidential Matters – None**
- 4. 433 Minutes of Parish Council Meeting** held on 9th November 2015 – Approved and signed by the Chairman.
- 5. 434 Minutes of Planning Meeting** held on 30th November 2015 – Approved and signed by the Chairman.
- 6. Parish Council Matters**
 - 435 Grant Application -** The clerk reported that the grant application has been made to meet costs of compliance with the Smaller Local Councils Transparency Requirements Code 2015/494 (England). The total claim is for £425.06 which will meet the cost of the replacement computer for the clerk and some additional hours of work, 4 hours setup and 2 hours per month until April 2016.
 - 436 Review of Clerk's Pay and Hours –** The Parish Council resolved to place the clerk on Spinal Column Point 19 (currently 16) of the National Pay Scales as advised by the Local Councils Association. Furthermore that the clerk is to be employed on a monthly basis of 35 hours per month instead of weekly 8 hours. This will be implemented from 1st January 2016.
 - 437 Workplace Pensions Act –** The clerk has reported on Duties and Responsibilities of the Parish Council at the Staging date of 1st August 2016. The clerk has discussed with the Parish Sweeper whether he would wish to join a pension scheme prior to the staging date. The Parish sweeper is still considering the matter.
 - 438 Minimum Wage increases –** The clerk reported that consequent upon ongoing increases to the minimum wage, it will become necessary to review the Parish Sweepers pay by 1st April 2016. The council agreed to set the budget to take account of increasing the sweepers pay to the next scale point at or above the Living wage, currently SCP11.
- 7. General Parish Matters**
 - 439 Village Hall –** Other than progress with the roof repairs there was nothing further to report. The Parish Council requests that the Village Hall Management Committee identify and request the financial assistance they are seeking from the Parish Council.
 - 440 Neighbourhood Watch –** Tom Geake presented his report as detailed in the recent edition of the Parish Notes.
 - Footpaths and Open Spaces**
 - 441 Village Landscape works around Village Hall -** These works have been ordered and completed on a one-off basis. The council agreed to set a budget to meet the costs of these works on an annual one-off basis.
 - 442 Works and Maintenance of Churchyard –** The clerk report that these works have been ordered and completed, as have a number of additional clearance of grass cuttings. The number of clearances this year was five at a cost of £323.35. Together with the normal annual costs of £733.32 and other additional works, a total of £1294 has been spent, this exceeds the income of £918 from B&NES Council and is not sustainable. The council agreed to set a budget based upon two additional clearances of grass cuttings. Cllr. Tom Geake agreed to raise the issue with the Parochial Church Council to determine an ongoing sustainable regime of works.
 - 443 Footpaths –** The clerk reported that the two metal kissing gates stolen have been replaced by B&NES Council. Cllr. Jenny John has reported the problems with the footpath in Horscombe Vale to B&NES Public Rights of Way. Following a request for suggestions from B&NES' Arboricultural Officer, it was suggested that a tree on the plateau should be put forward for consideration Cllr. Jenny John agreed to draft a letter, for the clerk to send.
 - 444 Wessex Water - Security and Safety measures at Tucking Mill -** Discussions with Wessex Water regarding changes at the Tucking Mill lake have taken place. There is agreement with what is proposed and a rerouting of the footpath needs to be actioned by B&NES PROW in order to achieve this.
 - 445 Village Green and Improvements identified in Conservation Area Appraisal –** Cllr. Jenny John has prepared the leaflet for residents. This was discussed and some re-drafting agreed, and Cllr. Jenny John will finalise it in time for the Annual parish meeting.
 - 446** The chairman provided a list of improvements to be considered. These were reviewed with a number being removed and others identified to take forward. Among these was the renovation of the horse trough on the village green and an initial meeting with a stonemason has been arranged to discuss the likely cost.

- 447 Adoption of Telephone Box** - The clerk reported that the phone boxes in both South Stoke and Midford are available for adoption. The clerk has established contact with BT and the South Stoke box has been repaired. Both boxes are scheduled to be re-painted between April and October this year, but this will only be done whilst they remain in the ownership of BT. Once adopted any repairs, including the re-painting become the responsibility of the Parish Council. The Council agreed to proceed with the adoption once the repainting has taken place and a figure of £300 for each was agreed for the budget to cover their internal refurbishment.
- 448 Millennium Wood Notice Board** – The notice board has been repaired and re-installed. The clerk and Joe Middleton of the Woodland Trust carried out these works, paid for by the Woodland Trust.
- 8. Planning Matters**
- 449 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 continues to be pursued.
- Core Strategy – Development Master Plan**
- 450 Report on current status** – The Parish Council has responded to the consultation on the Sulis Down Masterplan and this has been copied to B&NES Council Planning Policy officers. It appears that the MasterPlan itself is not yet available as part of the Draft Placemaking Plan Consultation, which suggests that it has not yet been submitted to B&NES Council. The responses to this latest consultation do not appear to be available on the Sulis Down website, which now refers to a MasterPlan for 600 homes. There is no further action or progress to report.
- 451 Letter to Jacob Rees-Mogg MP** – Jacob Rees-Mogg MP indicated in discussion with an elector that he considered the development of 600 houses on the plateau an acceptable proposition. The chairman drafted a letter to challenge this view and this was discussed. It was agreed that it should be sent to the MP as soon as possible.
- 452 B&NES Planning Training for Councillors** - The following training events are to be attended as follows:-
Jennifer John - Wednesday 13th January 2016 12 Noon-1pm Ecology and Green infrastructure.
- Applications Received**
- 453 15/05600/TCA - South Knoll, Southstoke Lane, South Stoke, Bath BA2 7DN - 2x Ash – repollard** - South Stoke Parish Council has **no objection** to these proposals and has no further comment to make.
- 454 15/05286/FUL - Lower Barn, Packhorse Lane, South Stoke, Bath BA2 7DJ** - Erection of an agricultural building.
South Stoke Parish Council **OBJECTS in Principle** to this proposal. The proposed development is within the Green Belt and within the setting of the Conservation Area of South Stoke. By definition development within the Green Belt causes harm to the openness. Such development should not be permitted unless very special circumstances can be shown that outweigh the harm caused. The agricultural statement provided is for intended agricultural use only and does not provide any such very special circumstances that might justify the harm caused by this development in this prominent position.
- 455 15/05374/FUL - Christmas Cottage, Packhorse Lane, South Stoke, Bath BA2 7DL** - Erection of ground floor garden room extension and extension to the first floor roof level creating a new en-suite bedroom. Associated external works to front driveway and rear south facing garden area.
South Stoke Parish Council **OBJECTS** to this proposal as we consider that it would represent a significant over-development of this small plot, with unwelcome effects on the Conservation Area.
Whilst it is noted that the increase in volume is within accepted norms, it is pointed out that the increase in volume takes no account of the change of use of the garage. We consider that the plot is not large enough to sustain a 6 bedroom house, and that the scale and form of the proposal is inappropriate for this location within the South Stoke Conservation Area.
To extend in the way planned, would dramatically change the Streetscape. At present there is variation of the roof line. These proposals would create a monolithic block to views out over the valley for other properties to the North. The proposed South elevation with a high level terrace, would be over-bearing and overlook other properties to the South and East.
The effect of incorporating the Garage into the property would be to force cars to park on the access road, out on Packhorse Lane, or by the Village Green having a further detrimental effect on the Conservation Area.
- 456 Planning Decisions by B&NES**
- 15/04669/FUL – Pack Horse Farm, Old Midford Road, Midford, Bath** - Erection of stable block and provision of hard standing. **PERMIT**
- 15/03325/OUT – Castle Farm Barn, Midford Road, Midford, Bath BA2 7BU** - Erection of an agricultural workers dwelling (Outline application with all matters reserved). **APPROVE**
- 15/05587/TCA – South Knoll, South Stoke Lane, South Stoke, Bath BA2 7DN. T1 – Sycamore to fell – EXEMPT**
- 15/04752/FUL - Chestnut Cottage, Packhorse Lane, South Stoke, Bath BA2 7DL** - Erection of garage and fence to rear of property. **REFUSED**
- 15/04415/LBA - The Moorings, Midford Road, Midford, Bath BA2 7DD** - Internal alterations to form en suite bath room including the provision of a new external window and internal door. **CONSENT**
- 15/04550/TCA - Pound Cottage, Southstoke Lane, South Stoke, Bath BA2 7DN** - Holly (T1) - Fell to allow planting of small shrubs in the border. **NO OBJECTION**

457 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**

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

458 Planning Appeals - None**457 Enforcement Update**

15/00354/UNAUTH - Change of Use - Green Belt (Caravan and Wooden Hut) - Planning Officer will be contacting owner to request removal of caravan and other items. Nothing further to report.

459 Other Planning Matters to Report**Draft Placemaking Plan Consultation****West of England Joint Spatial Plan Consultation****West of England Joint Transport Study Consultation**

Ward Cllr. Neil Butters briefed the Parish council on the main issues of the West of England Joint Spatial Plan. The Chairman will meet with the Vice Chairman to agree an appropriate response by the Parish Council to each.

9. Highway Matters

460 Midford Road B3110 – Speed Restrictions, Property Damage in Midford, and other safety issues. The many issues were discussed, not least the recent accidents. It was agreed that there should at least be extra signage to warn drivers of the dangerous bend. Ward Cllr. Neil Butters again agreed to take the matters further and to discuss them with B&NES Councillor Tony Clarke Cabinet Member for Transport. The clerk was asked to write again to B&NES Highways and to copy this to Cllr. Neil Butters and Cllr. Tony Clarke.

461 Any other Maintenance and Road Safety Issues – No further matters arose other than those above.

10. B&NES Matters

462 Bath Preservation Trust – Nothing to Report.

11. Other Matters to Report

463 Future resignation of Councillor Tom Geake – Cllr. Tom Geake said that he would resign at the March 7th meeting. At that point the co-option process will be commenced by the clerk.

12. Correspondence Received

464 Cotswold Conservation Board – Appointment of Parish Member – Nomination – It was noted that no one was available to stand for this position.

465 Referendum on whether B&NES Council should have a Directly Elected Mayor - Noted

466 Bath Record Office roadshows –Cllr. Jenny John identified the Village Fete as a possible event for this roadshow. She will forward details to the Churchwardens.

13. Financial Matters

467 Budget for 2016/17 and Parish Precept the clerk presented a detailed budget and proposals for setting a precept. The council thanked the clerk for the work carried out in producing these. On the basis of the budget presented the Chairman proposed a resolution to set the precept for 2016/17 to £7720, this was seconded by Cllr. Sue Dustin and carried unanimously. Cllr. Patrick Dawson proposed a motion to adopt the budget with the revised precept figure, this was seconded by Cllr. Tom Geake and carried unanimously.

468 RFO Report – Received and noted.

469 Payments approved as standing payments or at meeting on 7th September 2015 which have now been made.

101450	Hignett Brothers	Annual Rental Village Allotments	45.00
101451	ALCA	Chairmans' Training Course	45.00
DD266	E.ON	Electricity Bill Dated 2/9/15	27.27
21:19:12	Mr. G. Davis	Parish Clerk - 30/8 - 26/9/2015	225.84
21:17:09	Grant Davis	Parish Sweeper - 30/8 - 26/9/2015	230.56
21:25:13	HMRC	Quarter 1 PAYE	370.60
17:53:24	SSE Contracting Ltd	Lighting Maintenance Apr-Jun 2015	76.10
DD266	E.ON	Electricity Bill Dated 1/10/15	26.39
101452	The Landscape Grp	Grounds Maint - Churchyard	439.99
101452	The Landscape Grp	Grounds Maint - Footpaths	224.91
16:00:23	Mr. G. Davis	Expenses - Sweep Equipment	29.83
15:51:31	Grant Davis	Parish Sweeper - 27/9 - 31/10/2015	288.45
15:56:30	Mr. G. Davis	Parish Clerk - 27/9 - 31/10/2015	282.50

470 Approvals requested for expenditure before next meeting. NONE

14. 471 Dates for Future Meetings – The following dates for meetings for the coming year were agreed.

Parish Council Meetings: March 7th 2015

Annual Parish Meeting: April 11th 2016

Annual Parish Council Meeting: May 9th 2016

The meeting closed at 22:26