

SOUTH STOKE PARISH COUNCIL
Minutes of the Parish Council Meeting held on 7th March 2016 at 6:30 p.m.
in the Parish Hall

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

Mr. T. Geake
Mrs. J. John
Mr. C. Winpenny (Chairman)

Also present for part of the meeting B&NES Ward Cllr. Neil Butters, Ben Constable, Mary Wynne-Griffiths

1. **473 Apologies for Absence** – None
2. **474 Declarations of Interest and Dispensations** – None
3. **475 Confidential Matters** – None
4. **476 Minutes of Parish Council Meeting** held on 4th January 2016 – Approved and signed by the Chairman.
5. **477 Minutes of Planning Meeting** held on 8th February 2016 – Approved and signed by the Chairman.
6. **Parish Council Matters**
 - 478 **Resignation of Councillor Tom Geake** – Cllr. Tom Geake confirmed his resignation from the Parish Council with effect from the end of the meeting. He confirmed that he would be moving in June and would be attending the Annual Parish meeting. Vice Chair Robert Hellard proposed a formal vote of thanks for his long service to the Parish Council and community, seconded by the Chairman and the Parish Council unanimously gave their unreserved vote of thanks.
 - 479 **Grant Application** - The grant application to meet costs of compliance with the Smaller Local Councils Transparency Requirements Code 2015/494 (England) for £425.06 which meets the cost of the replacement computer for the clerk and some additional hours of work, has now been received.
7. **General Parish Matters**
 - 480 **Allotments** – Cllr. Jenny John confirmed there is one vacant plot and this has been advertised in the Parish notes. She also confirmed that she was in the process of collecting the annual rentals for the year 2016-17.
 - 481 **Village Hall** – Cllr. Robert Hellard reported that quotes for the essential works to the roof, guttering and paintwork had been obtained and were being assessed. The Parish Council will therefore be in a position to go ahead with these works. The Village Hall Management Committee will make a grant of community funds towards the cost. Ward Councillor Neil Butters generously agreed to assist the project with his Ward Councillor Initiative funds and the clerk will make an appropriate application. The Parish Council is then able to fund completely, and expedite the works.
 - 482 **Neighbourhood Watch** – Cllr. Tom Geake reported on recent matters, among which was that there is currently no-one to replace him when he moves in June.
 - 483 **Queen's 90th Birthday Beacon Celebration** – This has now been registered and is planned for 7:30 p.m. on April 21st. the event will be self-funding and the Parish Council will assume overall responsibility and will submit a Risk Assessment to our insurers at least two weeks prior to the event. The clerk will circulate a draft beforehand.

Footpaths and Open Spaces

 - 484 **Works and Maintenance of Churchyard** – Cllr. Tom Geake reported that the Parochial Church Council had agreed that where a wedding party requires the clearance of grass cuttings the Parish Council should charge the Parochial Church council for the costs in each case.
It was also reported that the listed tombs have been repaired.
The hedgerow was also identified as having overgrown and the Landscape group will be asked to cut this at their next visit.
Cllr Jenny John will follow up again the contact with BANES regarding the unsatisfactory pruning of the Yew tree in the Churchyard, as there has been no action since the first contact.
 - 485 **Footpaths** – Cllr. Jenny John reported that the problems with the footbridge in Horscombe Vale have been repaired by B&NES Public Rights of Way. She will also follow up the request for the tree on the plateau to be put forward for consideration for a TPO. Cllr. Jenny John will also write to the arboricultural officer regarding the two Yew trees opposite the village hall..
 - 486 **Village Green and Improvements identified in Conservation Area Appraisal** – Cllr. Jenny John presented her draft leaflet for residents which will be finalised for the Annual Parish meeting.
Of the repairs and improvements to the village green, it was agreed that the slipway handrail should be left unpainted and that the white railings should be cleaned and then the paintwork reviewed.
The works to the horse troughs and cotoneaster above will be discussed with residents at the Annual Parish meeting, the current view of the Parish Council being that the troughs should be conserved in their present state and the cotoneaster bush removed.

8. Planning Matters

487 Packhorse Public House – Community Asset Registration – Notice has been given by the owner of the intention to sell the Packhorse Public House. The six week moratorium has thus commenced. The ‘Save the Packhorse’ group are considering what action to take and the Parish Council will contact them to offer any support and assistance they might need.

Core Strategy – Development Master Plan

488 Report on current status – There appears to have been no further movement since the last meeting. 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 then no further action or progress to report.

Applications Received

489 16/00587/TPO – Longthorne, Old Midford Road, Midford, Bath BA2 7DQ - 1x Cryptomeria Japonica - fell. Irish Yew – fell. – Whilst the Parish Council accepts that B&NES Arboricultural officer is agreeable to these proposed works we consider the approach to this site to be rather piecemeal. We therefore refer to our previous submission for application 15/02919/TPO:-

Many of the trees in Longthorne are fine specimens, but whilst it is recognised that it may be acceptable to remove some of the less significant ones, and that others may need tree surgery the Parish Council considers that a full professional survey of those covered by the Tree Preservation Order should be carried out by a competent and suitably qualified Arboricultural specialist, before any piecemeal felling is undertaken. The Parish Council notes that when such trees are allowed to be felled carefully planned replacement should be required.

We further note that the application process itself requires ‘written arboricultural advice’ and / or ‘technical evidence from an appropriate expert’. Neither of these is present, only a summary statement list from the owner. Had the survey suggested by ourselves been conducted there would now doubtless be appropriate justification for any proposed works. The Parish Council finds therefore that it must re-iterate its position from the previous application 15/02919/TPO, i.e. **In the absence of any comprehensive professional overview the Parish Council asks the Planning Authority to refuse this application.**

490 16/00655/TPO - Longthorne, Old Midford Road, Midford, Bath BA2 7DQ - 5x Apple and 1x Quince - prune back to main limbs and reshape. **WITHDRAWN**

491 16/00966/TPO - Longthorne, Old Midford Road, Midford, Bath BA2 7DQ - 5x Apple and 1x Quince – fell. – The Parish Council makes the same Objection submission as 16/00587/TPO above.

492 16/00697/TCA - Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - 1x Ash - reduce eastern stem down to main fork and crown lift minor limb to 5 m. 1x Oak - shorten by 4 m each 3 long laterals. 1x Beech - prune 1 minor limb. 1x Sycamore - crown lift by removal of 8 drooping limbs on the south side with a diameter of 6 feet. **NO OBJECTION**

493 16/00923/FUL - Withycombe House, Packhorse Lane, South Stoke, Bath BA2 7DJ - Erection of a replacement dwelling with associated landscaping works and parking following demolition of existing dwelling. At the start of the meeting Ben Constable outlined the main principles of the design to the Parish Council. Cllr. Robert Hellard highlighted that the proposal was constrained by Green Belt policy and the location within the Cotswold AONB. Since the volume of the proposed dwelling is much the same as the original 1960’s dwelling this is uncontroversial. The main issues are whether this is an appropriate design for the Green Belt and AONB, and whether the design and finishing of the Northern elevation is appropriate in the streetscape of Packhorse lane. It was agreed that in order for these proposals to address these issues a number of conditions should be placed upon any approval. These conditions relate to elements of design and a good number of elements of materials and finishing. The Parish Council therefore agreed to **OBJECT** to the proposal **UNLESS** these conditions were stipulated as part of any permission. Cllr. Robert Hellard agreed to draft the detailed Consultation response to the B&NES Planning Officer.

494 Planning Decisions by B&NES

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)

PERMITTED

15/05600/TCA - South Knoll, Southstoke Lane, South Stoke, Bath BA2 7DN - 2x Ash – repollard **NO OBJECTION**

15/05286/FUL - Lower Barn, Packhorse Lane, South Stoke, Bath BA2 7DJ - Erection of an agricultural building **PERMITTED**

- 495 Decisions Pending**
 15/03389/FUL – Summerdale, Packhorse Lane, South Stoke, Bath BA2 7DL - Conversion of derelict building to 1 no. 2 bedroom dwelling. NO OBJECTION
 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. OBJECT
 16/00234/FUL – Highclere, Packhorse Lane, South Stoke, Bath BA2 7DJ - Erection of single storey rear extension and detached garage. OBJECT
- 496 Planning Appeals - 16/00009/HOUSE - APP/F0114/D/16/3143861 - 15/04752/FUL - Chestnut Cottage Packhorse Lane South Stoke Bath** - Erection of garage and fence to rear of property. Householder Appeals Service, therefore there is no opportunity to submit further comments.
- 497 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.
- 498 Other Planning Matters to Report** - None
- 9. Highway Matters**
- 499 Midford Road B3110 – Speed Restrictions, Property Damage in Midford, and other safety issues.** The issues were discussed again following the meeting with B&NES Councillor Tony Clarke Cabinet Member for Transport. The draft of a letter was agreed that focussed on a small number of the most important issues in the hope of achieving some progress with these. The clerk was asked to send this letter to Cllr. Tony Clarke and B&NES Highways.
- 500 Any other Maintenance and Road Safety Issues –** Mary Wynne-Griffiths addressed the Parish Council at the start of the meeting about the speed of traffic along South Stoke lane. She suggested that a 20 m.p.h. speed limit, as was now in place on South Stoke Road would be appropriate. Cllr. Robert Hellard responded that the Parish Council was not against such a proposal but that there were several complex issues which made this particularly difficult. The Parish Council agreed to undertake appropriate research into this and alternatives so that it could be discussed at the Annual Parish Council meeting.
- 10. B&NES Matters**
- 501 Bath Preservation Trust –** Cllr. Robert Hellard reported that the Planning and Conservation meeting would take place the following day, and the next Environs meeting the following week.
- 502 Bathavon Forum Meeting –** The Chairman attended this meeting and reported on the matters discussed. However, he considers the meeting to be too widely cast and too general to be effective.
- 503 ALCA Area Group Meeting -** The clerk reported that the meeting dealt with the normal standing items and agreed items for the following Parishes Liaison meeting
- 504 Parishes Liaison Meeting -** The clerk reported on the items dealt with, noting that the issues raised by the Parishes was not dealt with as usual and complaints were made.
- 11. Other Matters to Report**
- 505 Christmas Lights Village Green –** The clerk was instructed to re-imburse Tim Matchet for electricity used for the Christmas tree lights, together with an appropriate token of our thanks for his generous co-operation.
- 506 Foul Drain Old School Hill -** Cllr. Robert Hellard reported that the foul drain on Old School Hill had collapsed and that foul water was entering the spring water drain and contaminating it. Wessex Water are on site investigating and repairing this fault.
- 507 Bus Service Number 13 –** Ward Cllr. Neil Butters reported that due to changes elsewhere on the bus network, the number 13 bus service is to be extended to 5 buses per hour (from the current 3), and that a more even, half hourly schedule for the 267 would be implemented. This will give 7 buses per hour in future.
- 508 Request for Memorial Plaque at Millenium Viewpoint –** The clerk reported that a request for a memorial plaque had been recieved. Whilst sympathetic to the bereavement, the Parish Council could not permit such a memorial as it would be likely to result in others also being permitted, thereby changing the character of the location for the visiting public.
- 12. Correspondence Received**
- 509 Bathsape – Revitalising our Landscape – Consultation –** The Parish Council does not wish to respond.
- 510 Cotswold AONB Sustainable Development Fund – Applications for funding -** Noted
- 511 Queen Elizabeth Commemorative Medals –** Noted

13. Financial Matters

512 RFO Report – Received and noted.

513 Payments approved as standing payments or at meeting on 4th January 2016 which have now been made.

13:52:16	HMRC	Quarter 3 PAYE	371.00
19:20:55	Mr. G. Davis	Expenses - Refreshments PC Meetings	7.10
19:23:23	SSE Contracting Ltd	Lighting Maintenance Oct-Dec 2015	76.10
DD266	E.ON	Electricity Bill Dated 1/1/16	27.27
21:55:29	Mr. G. Davis	Parish Clerk - 29/11 - 26/12/2015	282.20
21:53:14	Grant Davis	Parish Sweeper - 29/11 - 26/12/2015	288.45
12:07:47	Monkton Combe PC	Contribution to Clerks Computer	120.00
DD266	E.ON	Electricity Bill Dated 1/2/16	27.27
13:50:45	Mr. G. Davis	Parish Clerk - 31/01 - 27/02/2016	225.84
13:47:46	Grant Davis	Parish Sweeper - 31/01 - 27/02/2016	230.56

514 Approvals requested for expenditure before next meeting. NONE

14. 515 Dates for Future Meetings – The following dates for meetings for the coming year were agreed.

Annual Parish Meeting: April 11th 2016

Annual Parish Council Meeting: To be Agreed

516 Annual Parish Newsletter – Cllr. Robert Hellard reminded the Parish Council that the Chairman's report and Parish Newsletter needed to be prepared and distributed prior to the Annual Parish meeting. The clerk will provide the chairman with the essential details for his report so that he can draft it.

The meeting closed at 22:15

Approved and signed 25th May 2016

Chairman