

SOUTH STOKE PARISH COUNCIL
Minutes of the Parish Council Meeting held on 24th July 2017 at 6:00 p.m.
in the Parish Hall

Present: Mr. P. Dawson

Mr. G. Davis (Clerk)

Mrs. J. John

Mr. C. Winpenny

Also Present: Adrian Done, Robert Hellard, Ward Cllr. Neil Butters

- 1. 828 Apologies for Absence** – Ms. P. Black, Mrs. S. Dustin, Ms. R. Haynes
- 2. 829 Declarations of Interest and Dispensations** - None
- 3. 830 Confidential Matters** – None
- 4. 831 Minutes of Annual Parish Council Meeting** held on 22nd May 2017 – Approved and signed by the Chairman.
- 5. 832 Minutes of Planning Meeting** held on 19th June 2017 – Approved and signed by the Chairman.
- 6. 833 Parish Councillor Vacancy – Co-option of a new member.** The Parish Council agreed to co-opt Adrian Done and he was proposed by Jenny John, seconded by Patrick Dawson and duly co-opted as Parish Councillor.
- 7. 834 Declaration of Acceptance of Office** – Adrian Done and Clerk signed the Councillor's Declaration of acceptance of office.
- 8. Parish Council Matters**
 - 835 Parish Councillors and their individual responsibilities**

It was agreed to defer this matter to the next meeting, having agreed items in principle via e-mail beforehand.
 - 836 Parking and vehicle security issues** – Village Survey – As Cllr Paula Black was absent the matter is deferred to the next meeting.
 - 837 South Stoke Phone Box and Defibrillator** – The Defibrillator is installed and operational. The clerk is responsible for submitting monthly reports to ensure it is always functioning. The Phone Box has been repainted. A training course was held for those interested and was attended by 22 members of the community. The Parish Council has been advised to have an emergency phone installed, as the mobile phone signal is weak in the centre of the village. The cost is £350 for the unit, £200 for installation and £60 per year rental. The Parish Council approved this expenditure and asked the clerk to request a grant of £250 from the Community Empowerment Fund towards this cost. Cllr. Jenny John agreed to discuss a further training course with Anne Ward.
 - 838 Midford Telephone Box – Progress Report** - The Phone Box has been adopted and the notices have been posted in the box itself. It is now the property of the Parish Council. The Parish Council will now decide on how to use it and Cllr. Patrick Dawson will take this forward with residents in Midford. Thoughts so far indicate some form of mobile phone signal repeater would be a suitable use. Cllr. Patrick Dawson will seek to involve the other parishes covering Midford.
 - 839 Village Hall** – There was no report, as Cllr. Sue Dustin was absent.
 - 840 Police Liaison** – There was no report, as Cllr. Paula Black was absent.
- Footpaths and Open Spaces**
 - 841 Millennium Wood – Report and Update** - The application for replacement trees for those with ash die back, has been successful and the trees will be delivered in November. A group of volunteers will be needed for planting when they arrive. The clerk has yet to discuss and agree with relevant landowners the possible through footpath as the route still needs some research.
 - 842 Wessex Water application to re-route the footpaths at Tucking Mill – Report** - The work to re-route the path and fence and secure the lake is now complete.
 - 843 Footpaths** – Cllr. Jenny John reported that paths are in good condition. Some councillor's reports are awaited.
 - 844 Village Green** – Nothing to report.
 - 845 Churchyard** – Robert Hellard agreed to remedy the drainage issue reported by Sylvia Williams. Cllr. Jenny John will discuss and clarify with the Parochial Church Council style of storage box they would like for the sweepers equipment.
- 10. Planning Matters**
 - Applications Received**
 - 846 17/02826/FUL – Matten House, Packhorse Lane, South Stoke, Bath BA2 7DL** - Erection of single storey garden room extension and first floor bedroom extension over garage.

South Stoke Parish Council agreed to OBJECT to this proposal as it contributes to the cumulative overall massing and changing of character of this location within the South Stoke Conservation Area.

They also note that the proposed balcony establishes a viewpoint that overlooks adjoining properties to the South, and that the large area of glass at the rear of the property at ground level, yields a large visible open area, with commensurate spillage of light at night, to the Public Right of Way adjacent to the properties boundary.

- 847 Planning Decisions by B&NES**
17/02240/CLPU - Hay Tor, Old Midford Road, Midford, Bath BA2 7DH - Erection of a detached outbuilding (Certificate of lawfulness for a proposed development) LAWFUL
17/00538/FUL – Hay Tor, Old Midford Road, Midford, Bath BA2 7DH - Erection of single storey side extension. PERMITTED
17/01032/FUL – Carron, 167 Midford Road, South Stoke, Bath BA2 5SA - Erection of a 2 storey side extension and a first floor rear extension, replacement of the flat roofs at the front and over the main bedroom with pitched roofs, conversion of garage into living space and erection of a new garage. WITHDRAWN
17/01473/FUL - Cranleigh Farm, Cranleigh, South Stoke, Bath - Erection of an agricultural barn. PERMITTED
- 848 Decisions Pending**
17/02480/FUL – Tucking Mill Cottage, Tucking Mill Lane, Midford, Bath BA2 7DB - Erection of glazed roof veranda to the rear of the cottage and erection of a green house and potting shed building within the garden. OBJECT
17/02481/LBA – Tucking Mill Cottage, Tucking Mill Lane, Midford, Bath BA2 7DB - External alterations to facilitate erection of glazed roof veranda to the rear of the cottage and erection of a green house and potting shed building within the garden. OBJECT
17/00858/FUL - Fosseway Environment Park, Fosseway, Englishcombe, Bath BA2 8PD - Proposed erection of reception building, provision of car parking and weighbridge and erection of lighting column. OBJECT
- 849 Planning Appeals - APP/F0114/W/17/3172790 - Castle Farm Barn, Midford, Bath, BA2 7BU - 16/01584/RES - Approval of reserved matters with regard to outline application 15/03325/OUT, for the approval of access, appearance, landscaping, layout and scale of proposed agricultural workers dwelling.**
The Parish Council has submitted further comments drawing attention to the commercial nature of enterprises at this site and their influence on the business case for a large dwelling.
There is currently no Decision Date set for this appeal.
- 850 Enforcement Update - 17/00243/NONCOM - The Byre Upper Twinhoe Wellow Bath - Possible Non Compliance with Materials**
The clerk has written to the Planning Officers asking for early implementation of our suggested measures and awaits a reply on these following points:-
1. Mixing Sand into riding surface material.
2. Painting / Colouring of Railings.
3. Business Use.
The Clerk was asked to chase progress on these matters.
- 851 Other Planning Matters to Report – None**
- 11. Highway Matters**
- 852 Southstoke Lane and Village Road Safety - Advisory 20 m.p.h. speed limit. – Further progress is considered unlikely in the near future as B&NES Scrutiny committee is examining effectiveness and funding.**
Midford Road/Village
- 853 Road safety issues – The Midford resident who wrote to the Council was unable to attend. These matters will be therefore be deferred to the next meeting.**
- 854 Midford Road intersection with footpaths BA22/7 & BA22/8 – It was reported that the cost of diverting a footpath to relocate the gates to a safer position would be £3,400. Cllrs Adrian Done and Jenny John will continue to pursue a resolution to these issues.**
- 855 Midford Village Issues – Following correspondence from a resident at Midford Village crossroads agreement has been reached with B&NES Highways to replace signage and re-paint road markings. Ward Cllr. Neil Butters also agreed to pursue the issue that no Bus Timetable was displayed.**
- 856 Fallen Tree and Emergency Phone Number – Ward Cllr Neil Butters reported that the matter of no response being available from the B&NES Emergency phone number was now a matter the Cabinet would be discussing. Cllr. Jenny John agreed to contact B&NES Council regarding the clearance of the tree from the roadsides.**
- 12. B&NES Matters**
- 857 Bathavon Forum – The new Bathavon Forum inaugural meeting took place on 20th July 2017. No councillors were able to attend due to holidays.**
- 858 Parishes Liaison Meeting 12th July – The Minutes of this meeting were reported.**
- 859 Bath Preservation Trust –The South Stoke Conservation Area Leaflet has been passed on to the Trust. The next meeting with senior planners from B&NES will be in September.**
- 13. Other Matters to Report – None**

14. Correspondence Received

860 B&NES – Community Empowerment Fund – The parish Council has been informed of the availability of grant funding up to £250 for public realm projects on a matched funding basis. The clerk was asked to request funding for the emergency Telephone recently installed.

861 Country Code – Bonfires – The Council has received a complaint regarding the burning of rubbish before 18:00 and request for a notice in Parish Notes. As the Parish Council is unclear regarding the rules governing such fires it considered itself unable to make such a notice.

15. Financial Matters

862 RFO Report – Received and noted.

863 Payments approved as standing payments or at meeting on 22nd May 2017, which have now been made.

101466	BT Payphones	Midford Phone Box Adoption	1.00
DD266-MAY	E.ON	Electricity Bill Dated 2/05/2017	33.52
18:54:10	Grant Davis	Parish Sweeper - 30/4/17-27/5/2017	253.40
19:07:55	Jenny John	Expenses RH Present	80.00
13:42:11	SLCC	Clerks Membership 2017-18	64.01
18:56:35	Mr. G. Davis	Parish Clerk - May 2017	270.25
19:03:54	Came & Co	Parish Council Insurance Renewal	288.43
19:00:20	HMRC	Month 2 PAYE	131.00
19:12:49	Bath preservation Trust	Membership 2017-18 Paid in Error	15.00
DDBPT	Bath preservation Trust	Membership 2017-18 Paid in Error	15.00
11:37:18	Grant Davis	Parish Sweeper - 28/5/17-24/6/2017	253.40
11:39:44	Mr. G. Davis	Parish Clerk - May 2017	270.05
DD266-JUNE	E.ON	Electricity Bill Dated 2/06/2017	34.64
DDCPRE	CPRE	Membership renewal 2017	36.00
11:42:05	HMRC	Month 3 PAYE	130.80

864 Receipts since meeting on 22nd May 2017.

4	Fran Wood	Allotment Rent & Key Deposit	15.00
5	B&NES Council	Agency Payment Footpaths 2017-2018	435.81

865 Approvals requested for expenditure before next meeting.

Community Heartbeat Trust – Emergency Phone and Annual Rental.	£510.00
Community Heartbeat Trust – Installation of Emergency Phone	£240.00
Parish Council Laser Printer	£121.36
Replacement Shovel – Parish Sweeper	£19.90
Gift Card – Robert Williams Retirement	£50.00
Bath Preservation Trust – Overpayment of Membership	£15.00

16. 866 Dates for Future Meetings – The following dates for meetings for the coming year were agreed.

Parish Council Meetings: September 25th, November 20th, January 15th 2018, March 12th 2018

Annual Parish Meeting: April 16th 2018

Annual Parish Council Meeting: May 21st 2018

The first part of the meeting adjourned at 19:20

SOUTH STOKE PARISH COUNCIL
Draft Minutes of the Parish Council Meeting held on 24th July 2017 at 6:00 p.m.
in the Parish Hall

The meeting resumed 19:30

Present: Mr. P. Dawson
Mr. G. Davis (Clerk)

Mr. A Done
Mrs. J. John
Mr. C. Winpenny

Also Present: Robert Hellard, Ward Cllr. Neil Butters

Members of the Public Present:-

John Brooke, Ursula Brooke, Judy Parfitt, Roy Hayward, R Wynne-Griffiths, Mary Wynne Griffiths, Anne Winpenny, Jane Hellard, Nick Erickson, Sheila Neil, Ann Parsons, Debbie Clarkson, Malcolm Austwick, Robin Campbell, Mags Stroud, Trevor John, Dominic Brooks, Liz Brooks

17. Planning - Application Received

866 Resolution to authorise expenditure for professional and legal advice.

The following resolution was proposed by Chairman Mr. Chris Winpenny and Seconded by Cllr. Patrick Dawson:-

The Council is authorised to expend up to £5,000 to cover the likely cost of legal, planning and traffic advice from competent professionals to assist in preparations of the Parish Council's formal response to the Planning Application 17/02588/EFUL – Parcel 4234 Combe Hay Lane Combe Hay Bath.

The Resolution was carried unanimously.

867 17/02588/EFUL – Parcel 4234 Combe Hay Lane Combe Hay Bath - Erection of 173 residential units, open space, allotments, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane.

The Chairman outlined the purpose of the meeting to the assembled public and introduced Robert Hellard, who having resigned as Parish Councillor some two months previously, has agreed to work with the council as a consultant and advisor on this planning application.

Robert Hellard then outlined the major points and issues with the Planning Application, highlighting the Planning Policies that were most relevant. The major points of the Parish Council's response were also indicated. A variety of points were raised from the meeting among which were-

- The Old Field names include the word 'souls' and suggest burial grounds across the potential development site.
- The proposed road across Derrymans is in the Green Belt. This is contrary to the NPPF, and the Core Strategy in which the road is shown to pass through the property of Odd Down Football Club. This route through Green Belt is driven entirely by commercial considerations as the alternatives are blocked by 'Ransom Strips'.
- The capacity of the junction with Combe Hay Lane and with the Park and Ride roundabout is effectively a Cap on any development of the plateau, and gives rise to the limit of 300 or so dwellings referred to in the Core Strategy.
- Congestion at these junctions will exacerbate all the existing problems with traffic on the A367, B3110, the Red Lion and Glasshouse junctions.
- There is concern that the traffic assessments that have been done do not deal with any consequential impact. E.g. the backing up of traffic, and consequent 'Rat-Running'.
- It was considered that the density of dwelling on the application site, together with all the associated car parking gave rise to the requirement to use Green Belt for the access road, play area, allotments and pumping station, and provides no very special circumstances to justify this.
- The meeting agreed that the Parish Council should press B&NES Council to insist on the preparation of a Comprehensive Masterplan for the whole allocation, to be submitted with this and any other Planning Application before this or any other planning application is considered.

The Parish Council will produce a newsletter for distribution to the Parish encouraging residents to comment on this application and outlining the major planning issues on which they might comment.

The Parish Council itself plans to make its formal response in the week commencing 7th August, having collected views and advice as widely as possible.

868 17/03304/DEM - Sulis Manor, Burnt House Road, Odd Down, Bath BA2 2AQ - Demolition of Sulis Manor House and associated outbuildings to north of site.

The Parish Council voted to object in principle to this application and agreed and made the following submission outside of the meeting.

South Stoke Parish Council OBJECTS in the strongest possible terms to this opportunistic entirely inappropriate application.

Parish Councillors were informed by Senior Planning Officers at a meeting in Lewis House yesterday that this application is only to clarify and define the process of demolition for Ecological and Highway purposes.

However, having consulted with others and considered Local and National Policy, South Stoke Parish Council is of the opinion that since The Manor House is defined in the Core Strategy as a ‘Non-designated Heritage Asset’ it is actually afforded protection by the NPPF (specifically in paras 126, 131, 135 & 136) and by B&NES recently adopted Placemaking Plan (HE1).

Sulis Manor and grounds form a very important and significant part of the South Stoke Plateau, known as land to the South of Odd Down in the B&NES Core Strategy and Placemaking Plan. The demolition of this historic house and loss of the gardens would be a loss of a highly important heritage asset, located within the Cotswold Area of Outstanding Natural Beauty and World Heritage Setting of the City of Bath.

Such works would therefore be extremely harmful to this important location, and contrary to Placemaking Principles. Sulis Manor also forms part of Sulis Down Illustrative Masterplan currently under consideration as part of Planning Application 17/02588/EFUL.

The future of this vital part of the Plateau can only be considered when a planning application is submitted which demonstrates how this site fits into a wider Comprehensive Masterplan which needs to be prepared for the site.

In addition to the above matters we note there are no Arboricultural, Environmental, nor Highway impact assessments and mitigation plans presented with this application. Given the blanket Tree Preservation Order that exists for these grounds, indeed that they are listed as ‘Gardens of Interest’ in “Parks and Gardens UK”, and the knowledge that the manor house itself is a known bat roost for at least 4 species of bat , the magnitude of the consequential harm of proceeding with demolition cannot be overstated.

This application is contrary to local and national policy, wholly inadequate, incomplete, and damaging to the environment and consent should therefore be REFUSED.

The meeting closed at 21:25 p.m.