

## SOUTH STOKE PARISH COUNCIL

### Minutes of the Parish Council Meeting held on 25<sup>th</sup> September 2017 at 7:00 p.m. in the Parish Hall

**Present:** Mr. P. Dawson  
Mr. G. Davis (Clerk)  
Mr. A. Done

Mrs. S. Dustin  
Ms. R. Haynes  
Mr. C. Winpenny

**Also Present:** Bethany Jarroussie, Deborah Jones, Ward Cllr. Neil Butters for part of the meeting.

**867** Bethany Jarroussie and Deborah Jones who live in the centre of Midford on the B3110, addressed the meeting about the excessive speed and traffic passing their homes, the consequent accidents, the enormous difficulty crossing the road and parking vehicles outside of their property, and the significant safety risks for them and their families. They have raised the matter with Hinton Charterhouse Parish Council also, and asked the Parish Council to help to find a solution to these traffic issues. The Parish Council responded that this is an ongoing issue for them also, and that they have taken matters relating numerous places along the entire length of the B3110 from the Cross Keys to Hinton Charterhouse. It was agreed that the Parish Council would again take this matter up, with the new B&NES Cabinet Member for Transport – Mark Shelford, and work with B&NES and Hinton Charterhouse Parish Council to assess all the risks along this length of road in order to establish concrete plans and measures to manage them all.

**1. 868 Apologies for Absence** – Ms. P. Black, Mrs. J. John

**2. 869 Declarations of Interest and Dispensations** - None

**3. 870 Confidential Matters** – None

**4. 871 Minutes of Annual Parish Council Meeting** held on 24<sup>th</sup> July 2017 – Approved and signed by the Chairman.

**5. Parish Council Matters**

**872 Resignation of Cllr. Ms. P. Black** – It was reported that Ms. P. Black has resigned as councillor due to work commitments.

**873 Parish Councillors and their individual responsibilities**

The following schedule was agreed:-

Cllr. Jenny John to take responsibility as one of those Councillors who authorise payments.

Patrick Dawson

Midford Highways, Midford liaison, Cycle Paths, Wessex Water and Sustrans liaison, Financial monitoring.

Adrian Done

All Highways, Non-Strategic Planning, Midford Road and Midford liaison. CPRE and Cotswold Conservation Board liaison.

Sue Dustin

Village Hall Management Committee, ALCA Representative.

Ruth Haynes

South Stoke Parking, Non-Strategic Planning, Police liaison.

Ad hoc South Stoke matters.

Jenny John

Vice Chair

Footpaths, Allotments and Open Spaces (Trees, Millennium Wood and Churchyard) Parish Notes. Strategic Planning.

Chris Winpenny

Chairman

Strategic Planning, BPT Meetings and liaison, ALCA Representative.

**874 Local Government Boundary Commission - Electoral Review of Bath and North East Somerset: Warding Arrangements.** – The clerk explained that this is an opportunity for the Parish Council to put forward Warding arrangements for the new development on the plateau. However, as it is not at all clear what the scope of the development will be nor the timescale, the clerk was asked to respond by simply highlighting the need for a later complementary local review when it is clear what populations will be in place.

**6. General Parish Matters**

**875 Parking and vehicle security issues** – Village Survey – Cllr Ruth Haynes will review the survey and bring a final version for approval to the next meeting.

**876 South Stoke Phone Box and Defibrillator** – The emergency phone has been installed. The Parish Council approved the application for the grant of £250 from the Community Empowerment Fund towards the cost and instructed the clerk to submit this request.

**877 Midford Telephone Box – Progress Report** - Cllr. Patrick Dawson and Midford residents are awaiting the outcome of the Broadband review and are considering the establishment of a Mobile Repeater station in the phone box.

**878 Village Hall** – There was nothing significant to report. The clerk was instructed to ask IdVerde to carry out their annual clearance of the playground and embankment opposite the hall.

**879 Police Liaison** – Cllr. Ruth Haynes, having taken over this responsibility asked for the contact details from the clerk, and will make contact with PCSOs.

**Footpaths and Open Spaces**

**880 Millennium Wood – Report and Update** - The trees will be delivered in November and the clerk will organise a group of volunteers for planting when they arrive.

- 881 **Footpath report** – This was available to the meeting is Cllr. Jenny John’s absence.
- 882 **Wansdyke Information Boards** – Cllr. Patrick Dawson reported that the Wansdyke Information Boards were rather dirty. He agreed to ask them off at an appropriate opportunity.
- 883 **Village Green** – It was reported that the contractors are leaving areas of Coltsfoot uncut. Cllr. Sue Dustin will ask them to deal with this the next time they cut the green.
- 884 **Churchyard** – We await further contact regarding the sweeper’s storage cupboard.
10. **Planning Matters**
- Planning Update**
- 885 **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. - There is not much to report at the moment. B&NES planners are in discussion with the Applicant team regarding various procedural and content issues to do with the proposals (Phase 1 as well as the masterplan) and are also awaiting further information in respect of the landscape and visual impact assessment as well as the traffic modelling work. At the moment, there is not a date for when this will be submitted but there will be a formal re-consultation when it is received.
- 886 **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 application has been withdrawn following objections about ecology (bats and trees). It is likely that it will be re-submitted with these issues addressed. Bath Preservation Trust, in conjunction with B&NES Conservation Officer, have applied to Historic England for Listed Building status.

#### **Applications Received**

- 887 **17/04337/FUL - Land East of Springfield House, Packhorse Lane, South Stoke, Bath** - Erection of a new residential dwelling with a detached garage. - South Stoke Parish Council have **No Objection** to this application. We consider it a well thought out, and planned infill development, which is within the Housing Development Boundary.
- 888 **17/04227/TCA – The Old Vicarage, Old School Hill, South Stoke, Bath BA2 7DU** - T1- Laburnum- Reduce by 1m T2- Sycamore- Fell T3- Horse chestnut- Fell T4- Yew- Reduce height by 4m and spread by 2m. - Further to our comments on previous applications for this property we accept that these works are necessary, and have **No Objection**. We are happy for B&NES arboriculture officer to oversee these measures.
- 889 **17/03845/LBA – Packhorse Inn, Old School Hill, South Stoke, Bath BA2 7DU** - Internal and external alterations for the erection of a single storey extension to accommodate a new kitchen. Repair and renovation of existing pub building structure and fabric. **No Comment**
- 890 **17/07884/FUL - Land at Disused Former Great Western Erection of agricultural building Railway Embankment, Midford Lane, Limpley Stoke, Wilts** - Erection of a new dwelling.- South Stoke Parish Council, **OBJECT** to this application for the following reasons:-  
The proposed site for a new dwelling is within the Green Belt and the Cotswold AONB. Any new dwelling would therefore be inappropriate in accordance with NPPF policies, unless  
Very Special Circumstances can be shown to exist which would outweigh the harm that would be caused.  
The applicant has suggested that the Very Special Circumstances are:-
- The substantial improvement and benefit to ecology and visual amenity on the site and associated land within the applicant’s ownership; - To suggest that site will only be properly managed and maintained if the development is allowed, is we think a very poor argument. The ecology and amenity of the site cannot be made conditional upon the construction of a residential property.
  - The innovative nature of the proposed scheme; - however innovative the design of this development might be, the harm it would cause in this sensitive area would be outweighed by any perceived benefit. Also, it must be assumed that it would be visible, particularly in winter, so any such effect may be prominent.
  - The historic use of the site; - the argument of historic use would pre-date any relevant planning legislation, and all trace and evidence of this use has been lost in the passage of time.
  - The improved facilities for the fishing club;
  - The provision of off-street parking for neighbouring residential properties, improving highway safety. – The improvement of facilities for a fishing club the provision of off-street parking for neighbouring residential properties can in no way be dependent upon the building of a residential property on the site.
- Furthermore, any new development on this site would also inevitably increase vehicle movements accessing the B3110 on this dangerous corner.  
The Parish Council does not accept any of these as Very Special Circumstances and OBJECTS in principle to these proposals. We ask that the Planning Authority Refuse the Application.

- 891 17/04318/AGRN - Land East of Combe Hay Stables, Combe Hay Lane, Midford, Bath** - Erection of agricultural building – We note that comments are not invited on this type of application, but we are sufficiently concerned that we need to make the following observations.  
We were unable to find any agricultural justification for this barn within the documents, and to the best of our knowledge, no agricultural activity takes place on this site, only equestrian.  
We are not aware of any agricultural use for the existing barn, and this proposed additional barn will be visible from adjacent footpaths.  
We consider that a Full Planning Application is required for this development in order to allow proper consultation on what will be a development within the Green Belt.
- 892 Planning Decisions by B&NES**  
**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. **PERMITTED**  
**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. **CONSENT**
- 893 Decisions Pending**  
**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. **To be Determined by Development management Committee – 18th October 2017** The Parish Council have nothing further to add to their submission, and will not make a representation at the Development Management Committee hearing.  
**17/03481/FUL - Parsonage Farmhouse, Packhorse Lane, South Stoke, Bath BA2 7DL** - Erection of porch to principle elevation – **No Comment**  
**17/00858/FUL - Fosseyway Environment Park, Fosseyway, Englishcombe, Bath BA2 8PD** - Proposed erection of reception building, provision of car parking and weighbridge and erection of lighting column. **OBJECT**
- 894 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. **DISMISSED.** We await a further application for a revised proposed dwelling.
- 895 APP/F0114/W/17/3180752 - Site Location: Hay Tor Old Midford Road Midford Bath**  
**Description of Proposal: Erection of single storey side extension.**  
**Appeal Ref: 17/00076/COND Application Ref: 17/00538/FUL – 2 Removal of Permitted Development Rights** - No extensions or alterations (Compliance). **3 Removal of Permitted Development Rights** - No outbuildings (Compliance) – The Parish Council agreed to make a submission to the Planning Inspector supporting B&NES Council's decision to Remove permitted Development Rights.
- 896 APP/F0114/D/17/3180753 - Site Location: Hay Tor Old Midford Road Midford Bath**  
**Description of Proposal:** Erection of garden building following demolition of existing building. **Appeal Ref: 17/00077/RF Application Ref: 17/00539/FUL** - The Parish Council agreed to make a submission to the Planning Inspector supporting B&NES Council's decision to Refuse this application.
- 897 Enforcement Update - 17/00243/NONCOM - The Byre Upper Twinhoe Wellow Bath** - Possible Non Compliance With Materials. The Parish Council awaits the determination of **17/03478/VAR - The Byre, Upper Twinhoe, Wellow, Bath BA2 8QX** - Variation of condition 2 of application 16/01934/VAR (Change of use of agricultural land to horse gallop). The Parish Council and Bath preservation Trust have made strong representations for this to be Refused so that so mitigation works are required.  
**Other Planning Matters to Report**
- 898 17/04060/FUL - The Lodge, Midford Place, Midford, Bath BA2 7BX** - Erection of a double storey rear extension and a wooden stable block/workshop.  
We reviewed this Planning Application and based on the documents provided, which appear to be wholly deficient to fairly determine the proposal, the Parish Council must **OBJECT** in principle to this application.  
It is for a development within the Green Belt and Cotswold Area of Outstanding Natural Beauty. Without Very Special Circumstances such development is by definition harmful and should be refused. Since there is no Design and Access Statement to support and justify this application then very clearly no such Very Special Circumstances have been provided.  
Also absent from the documents is any Block Plan or Site Plan for the developed site. It is therefore entirely unknown where the proposed stable block is to be sited.  
If sited close enough to the main dwelling to be taken as part of this single application, then the proposed volume increase must necessarily be well in excess of accepted norms.

If sited away from the main dwelling, then the stable block would need to be presented as an entirely separate planning application. Again, it would then be development within the Green Belt and by definition be harmful in the absence of Very Special Circumstances.

Given the above issues, we do not comment on the design of the extension itself other than to observe that the volume of the extension is similar in magnitude to the original house. Also, that although the extension is described as being at the rear of the house, this is in fact the side facing the main road. We question how much of the existing hedge and trees might be necessarily removed or cut back during construction, thereby rendering the extension visible, and the main focal point from the main road.

The clerk was also instructed to write directly to the Case Officer and query the lack of documentation.

**899 17-01473-FUL Cranleigh Farm, Cranleigh, South Stoke, Bath** - Erection of an agricultural barn. – It has been reported that a large hole has been excavated and a large amount of stone quarried from it. Such works appear inconsistent with the planning application and consent for the barn. – Ward Cllr. Neil Butters has been contacted by residents about this. As he is attending a meeting at the Planning Department, he will discuss this fully with them.

**900 B&NES Planning Briefing** – Cllr Adrian Done reported the main points from this briefing. The most significant was that developments of under 700 dwellings were not deemed strategic and so did not need an Infrastructure Survey.

## **8. Highway Matters**

**901 Midford Road/Village** – Cllr. Patrick Dawson reported that agreement had been reached with insurers regarding the fallen tree. There will be a road closure to facilitate clearing it away.

**902 Maintenance Update and Road Safety Issues** – Cllr. Adrian Done will continue to follow up the safety issues with the footpath that crosses the B3110.

## **9. B&NES Matters**

**903 Parishes Liaison Meeting** – The next meeting will be on 26<sup>th</sup> October.

**904 Bath Preservation Trust** – South Stoke Parish Council attended the recent meeting at which Sulis Manor, and the Byre were discussed.

**10. 905 Other Matters to Report** – The retirement gift of a tree for Robert Hellard has been agreed and he will choose and purchase one from Chew Valley Trees.

## **11. Correspondence Received -None**

## **12. Financial Matters**

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

**907 Payments approved as standing payments or at meeting on 24th July 2017, which have now been made.**

DD-AWT	Avon Wildlife Trust	Membership Renewal 2017-18	48.00
15:28:44	SSE Contracting	Lighting Maintenance Apr-Jul 17	76.10
15:31:12	Mr. G. Davis	Expenses 17/7/2017	191.26
DD266-JULY	E.ON	Electricity Bill Dated 2/07/2017	33.52
16:33:04	Grant Davis	Parish Sweeper - 25/6/17-29/7/2017	316.80
16:34:31	Mr. G. Davis	Parish Clerk - July 2017	270.05
16:36:12	HMRC	Month 4 PAYE	146.80
15:03:44	Mr. G. Davis	Expenses 11/8/2017	25.44
15:03:44	Mr. G. Davis	Expenses 11/8/2017	25.44
15:10:08	Community Heartbeat Trust	Emergency Phone	510.00
15:11:39	Community Heartbeat Trust	Emergency Phone Installation	240.00
DD266-AUG	E.ON	Electricity Bill Dated 1/08/2017	34.64
19:14:38	Hignett Brothers	Allotments Rent 2017	45.00
19:16:41	Grant Davis	Parish Sweeper - 30/7/17-26/8/2017	253.40
19:18:55	Mr. G. Davis	Parish Clerk - August 2017	270.05
19:20:57	HMRC	Month 5 PAYE	131.00

**908 Receipts since meeting on 24th July 2017.**

6	B&NES Council	CIL Payment - 15/03389/FUL Summerdale	1680.72
7	Hignett Brothers	Payment for clearing South Stoke Lane	47.52

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

10:47:51	Grant Thornton	Audit Fee 2016-17	120.00
101467	Nash Partnership	Planning Advice - Sulis Down Response	2659.76

**13. 910 Dates for Future Meetings** – The following dates for meetings for the coming year were agreed.

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

Annual Parish Meeting: April 16th 2018, Annual Parish Council Meeting: May 21st 2018

**The meeting closed at 22:37**