

## **SOUTH STOKE PARISH COUNCIL**

### **Minutes of the Parish Council Meeting held on 20<sup>th</sup> November 2017 at 7:00 p.m. in the Parish Hall**

**Present: Mr. G. Davis (Clerk)**  
**Mr. A. Done**  
**Ms. R. Haynes**

**Mrs. J. John**  
**Mr. C. Winpenny**

**Also Present: Ward Cllr. Neil Butters for part of the meeting.**

- 1. 915 Apologies for Absence** – Mr. P. Dawson, Mrs. S. Dustin
- 2. 916 Declarations of Interest and Dispensations** - None
- 3. 917 Confidential Matters** – None
- 4. 918 Minutes of Annual Parish Council Meeting** held on 25<sup>th</sup> September 2017 – Approved with minor amendments and signed by the Chairman.
- 5. 919 Minutes of Parish Council Planning Meeting** held on 16th October 2017 - Approved and signed by the Chairman.
- 6. Parish Council Matters**
  - 920 Resignation of Cllr. Ms. P. Black** – The clerk reported that Ms. P. Black has now submitted a formal letter of resignation as councillor due to work commitments. The clerk was instructed to start the formal process of notifying B&NES Council and advertising the vacancy.
- 7. General Parish Matters**
  - 921 Parking and vehicle security issues** – Village Survey – Cllr Ruth Haynes presented the revised survey for discussion. The final questions and their wording was agreed. It was also agreed that a suitable short introduction was added, that the questionnaires would be anonymous and be uniquely numbered, with the village phone box being identified as a suitable collection point. The survey would be circulated before the next meeting and conducted after that in order to avoid the process being influenced by the Christmas period.
  - 922 South Stoke Phone Box and Defibrillator** – The Parish Council have made the application for the grant of £250 from the Community Empowerment Fund towards the cost of the Emergency Phone. We await to hear if it has been approved. The clerk was asked to follow this up.
  - 923 Further CPR and Defibrillator awareness session** – the clerk reported that the cost of such a session would be £180. It was agreed that an item would be placed in the Parish Notes to see if there was sufficient interest in the village for such a session and if attendees would be willing to pay £10 each towards the cost.
  - 924 Midford Telephone Box – Progress Report** – As Cllr. Patrick Dawson was absent there was nothing to report.
  - 925 Village Hall** – As Cllr. Sue Dustin was absent there was nothing to report.
  - 926 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**
  - 927 Millennium Wood – Report and Update** - The trees were delivered and a group of volunteers have planted them in the wood to replace the Ash trees if they die back.
  - 928 Footpaths** – Cllr. Jenny John reported that there was an animal tethering point in a potentially dangerous position on BA22/8. She will report this to the B&NES Public Rights of Way officer.
  - 929 Village Green** – It was reported that the Rowan Tree appears to be in poor condition. This will be monitored in the spring to see if it has recovered.
  - 930 Churchyard** – A proposal for Picket Fence enclosure at a cost of about £800 has been put forward. The Parish Council considers this a very large expense for this item. Cllr. Jenny John will discuss this further with the PCC.
- 8. Planning Matters**
  - Planning Update**
    - 931 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. - Draft amendments that cover the wider masterplan as well as the Phase 1 planning application have been tabled. Whilst the masterplan is not for formal approval in the same way as the detailed plans and elevations for Phase 1, it will be assessed and reported to Committee at the same time as the application for Phase 1. From the initial sketches, this goes some way to addressing the concerns raised however, this discussion has not yet been concluded. In terms of the programme towards Committee B&NES have advised HFT/Bloor that there should be one re-submission covering all aspects of the application allowing for one consolidated re-consultation rather than a piecemeal approach. They have yet to be advised of a re-submission date by HFT/Bloor but anticipate this would be in December.

## Applications Received

- 932 17/05489/AGRN - Parcel 2768, Combe Hay Lane, Midford, Bath** - Erection of a general purpose agricultural storage building (Prior Notification of Agricultural Development). As Comments are not invited for this type of application, the clerk was instructed to write to the officer with our comments.  
The Parish Council does not consider this meets the requirements to be a Permitted Development. The land area which is being used to justify this agricultural building is widely dispersed, and so the building would have little or no relevance to the majority of it. That land which is local to the proposed building we consider insufficient to justify such a large building. Furthermore, the position chosen is a highly prominent and visible location, which is indeed also acknowledged by the applicant. If justification for an agricultural building exists, then there must be a less sensitive location within all the various parcels of land owned or rented by the applicant. The choice of the current location raises the question of the security of tenancy/ownership over the other parcels of land. If it is the case that they are short-term tenancies then we think they should not be allowed in the determination of an agricultural need.
- 933 17/05281/TCA - The Old Vicarage, Old School Hill, South Stoke, Bath BA2 7DU** - T1 Yew. Reduce the road side by 2m spread. T2 Monterey Cypress. Reduce the branch pointing towards parking area by 3m length. – As with 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 arboricultural officer to oversee these measures.
- 934 17/05266/FUL – Cranleigh Farm, Cranleigh, South Stoke, Bath** - Erection of agricultural barn (resubmission) – The Parish Council **OBJECT** to this application. There is no agricultural or other justification for this basement extension to the original application. The justification for these previously approved plans was in our view marginal at best, and vague suggestions of mushroom farming do not provide any reason for creating this void.
- 935 17/05346/FUL - Castle Farm, Midford Road, Midford, Bath** - Replace existing PV solar panels with new panels to South side of barn roof – The Parish Council wishes to make the following COMMENT. The information submitted in this application is insufficient to enable us to comment fully. There are no Proposed and Existing Elevations from which to determine that this is a straightforward replacement of the Solar Panels. If it is a straightforward replacement we have NO OBJECTION. We leave it to the officer to determine this is the case.
- 936 17/04740/FUL - Parsonage Farmhouse, Packhorse Lane, South Stoke, Bath BA2 7DL** - Replacement of the timber fascia boards above the existing front dormer windows with cladding. – The Parish Council have NO COMMENT to make on this application.
- 937 Planning Decisions by B&NES**  
**17/04060/FUL - The Lodge, Midford Place, Midford Road, Midford, Bath BA2 7BX** - Erection of a double storey rear extension and a wooden stable block/workshop. **REFUSE**  
**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) **PERMIT**  
**17/04641/FUL – Stables, Combe Hay Lane, Midford, Bath** - Erection of storage building for machinery, hay and straw. **Withdrawn**  
**17/02826/FUL – Matfen House, Packhorse Lane, South Stoke, Bath BA2 7DL** - Erection of single storey garden room extension and first floor bedroom extension over garage. **Permitted**  
**17/03481/FUL - Parsonage Farmhouse, Packhorse Lane, South Stoke, Bath BA2 7DL** - Erection of porch to principle elevation – **Permitted**  
**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. **Permitted**  
**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. **Consent**  
**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. **No Objection**
- 938 Decisions Pending**  
**17/04934/FUL – Parcel 3131 Tucking Mill Lane, Midford, Bath** - Change of use from agricultural land to dog exercise paddock (Use Class Sui-Generis).  
**17/04512/RES – Unregistered Farm Shop and Café, Castle Farm, Midford Road, Midford, Bath** - Approval of all reserved matters with regard to outline application 15/03325/OUT for the erection of an agricultural workers dwelling.  
**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)  
**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.  
**17/04337/FUL - Land East Of Springfield House, Packhorse Lane, South Stoke, Bath** - Erection of a new residential dwelling with a detached garage.

- 939 Planning Appeals**  
**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)  
**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
- 940 Enforcement Update – Nothing to Report**  
**Other Planning Matters to Report - Wiltshire Local Plan Review -** Consultation from 9:00am on Tuesday 7 November 2017 until 5:00pm on Tuesday 19 December 2017.
- 9. Highway Matters**  
**Midford Road/Village/Cross Keys to Hinton Charterhouse/BA22-7 Footpath – Road safety issues**
- 941 BA22/7 Footpath crossing point.** It was suggested that the re-routing of the footpath could be achieved with a Permissive Path on the desired route, in advance of any closure/re-routing of the Public Right of Way, as this can be achieved without the lengthy and expensive process of a Footpath Diversion. The necessity of a Pedestrian Barrier on the BA22/8 side of the road was also raised. It was agreed that a sub-committee of the Chair, Vice Chair and Cllr. Adrian Done would meet to agree further actions which would involve discussion with B&NES Highways and B&NES Public Rights of Way.
- 942 Midford Castle Bend** – It was agreed that the Parish Council should consider as many options as possible, to include ARMCO Barrier, setting of Speed Limits, and a range of signage. These to be discussed with B&NES Highways who are now also looking at this matter very closely and considering what measures might be appropriate.
- 943 Midford Village** - It was further agreed that the Parish Council should consider as many options as possible for the village also, to include a Pedestrian Crossing, a 20 m.p.h. speed limit, and a Village ‘Gate’ similar to that at Hinton Charterhouse. The chairman will draft a letters for the clerk to send to B&ES Highways on 942 and 943 and liaise with Hinton Charterhouse Parish Council.
- 944 Maintenance Update and Road Safety Issues** – Nothing further to 941 above.
- 10. B&NES Matters**
- 945 Bathavon Forum** – Meeting 15th November 2017 – The chairman attended the meeting and reported on the main points.
- 946 ALCA Area Group meeting 28th Sept. 2017** – The clerk reported on the main points from the meeting minutes.
- 947 Parishes Liaison Meeting** – The main points from the minutes were reported.
- 948 Bath Preservation Trust** – The next meeting takes place on 21<sup>st</sup> November.
- 11. 949 Other Matters to Report** – None
- 12. 950 Correspondence Received** – The clerk reported that a consultation on the future of Bristol Airport was open. Councillors were asked to make individual responses to this.
- 13. Financial Matters**
- 951 RFO Report** – Received and noted. Cllr. Patrick Dawson will verify and approve the accounts on his return.
- 952 Payments approved as standing payments or at meeting on 25th September 2017 which have now been made.**
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|----------------|------------------|---------------------------------------|---------|
| 10:47:51       | Grant Thornton   | Audit Fee 2016-17                     | 120.00  |
| 101467         | Nash Partnership | Planning Advice - Sulis Down Response | 2659.76 |
| DD266-<br>SEPT | E.ON             | Electricity Bill Dated 1/09/2017      | 34.64   |
| 16:20:59       | SSE Contracting  | Lighting Maintenance July - Sept 17   | 76.10   |
| 16:00:36       | Grant Davis      | Parish Sweeper - 27/8/17-30/9/2017    | 335.96  |
| 16:03:44       | Mr. G. Davis     | Parish Clerk - September 2017         | 270.25  |
| 16:02:00       | HMRC             | Month 6 PAYE                          | 151.20  |
| DD266-<br>OCT  | E.ON             | Electricity Bill Dated 2/10/2017      | 33.52   |
| 20:02:43       | Grant Davis      | Parish Sweeper - 1/10/17-28/10/2017   | 253.40  |
| 20:00:55       | Mr. G. Davis     | Parish Clerk - October 2017           | 270.05  |
| 20:05:02       | HMRC             | Month 7 PAYE                          | 131.00  |

**953 Receipts since meeting on 25th September 2017.**

8a	B&NES Council	Precept	3929.00
8b	B&NES Council	Grant	35.00
9	HMRC	VAT Reclaim 01/06/16-30/09/17	1396.10
10	ALCA	Transparency Grant	231.60

**954 Approvals requested for expenditure before next meeting. None**

**14. 955 Dates for Future Meetings** – The following dates for meetings for the coming year were agreed.

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

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

**The meeting closed at 21:55**