

SOUTH STOKE PARISH COUNCIL
Minutes of the Parish Council Meeting held on 15th January 2018 at 7:00 p.m.
in the Parish Hall

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

Mrs. J. John
Mr. C. Winpenny (Chair)

Also Present: Mark and Lucia Bagott, Ward Cllr. Neil Butters for part of the meeting.

956 At the start of the meeting Mark and Lucia Bagott addressed the Parish Council regarding speed restrictions within on the village roads. They described a near miss incident with a speeding driver on Old School Hill. They asked the Parish Council if they might explore speed limits within the village. The Parish Council responded that they had been looking at this for some time and will attempt to move this forward as soon as they could. However, they cautioned that B&NES Council were no longer prepared to install any such new speed restriction zones, and it would be whether the Parish Council was permitted to install an advisory limit of 20 m.p.h. itself.

1. 957 Apologies for Absence – Mr. A. Done, Ms. R. Haynes

2. 958 Declarations of Interest and Dispensations - None

3. 959 Confidential Matters – None

4. 960 Minutes of Annual Parish Council Meeting held on 20th November 2017 – Approved and signed by Chairman.

5. Financial Matters

961 RFO Report – The RFO report was received and noted. Cllr. Patrick Dawson highlighted that £2,000 had been transferred to the Building Society account rather than the £1,500 reported. The report was amended and signed by Cllr. Dawson and the Clerk.

962 Cllr. Jenny John asked about the Churchyard Funding, and the clerk clarified that there was a surplus of funds held for the churchyard maintenance use.

963 Payments for Approval - Christmas Tree Lights Electricity. – A Payment of £25 was approved in recognition of the generous use allowed of electricity for the Christmas lights.

Budget for 2018/19 and Parish Precept

The clerk presented the proposed budget to the council for consideration.

964 The chairman first asked for a discussion of funding for the footpath diversion of BA22/7. It was resolved that a sum of £200 would be contributed to the Footpath Diversion Fee at the second stage, following approval of the initial stage. The clerk adjusted the Draft Budget to reflect this proposed expenditure. The Motion was carried by three votes for and one against.

965 The clerk drew attention to the revised Audit arrangements for the next year. The Council is exempt from an External Audit as turnover is less than £25,000. Only an Internal Audit is required, but that needs to be somewhat more extensive than previously. It was agreed that the clerk should engage Sarah Richardson, who performs the Internal Audit for Monkton Combe, and who by virtue of her experience as a former District Councillor, and Chair of a Parish Councillor, is well qualified to fulfil this role. A fee of £100 was approved for this service, and the budget reflects this cost.

966 Works to the Village Hall were discussed, and it was agreed that the budget for the Parish Council contribution to these be increased to £1,000 from £500, as no works, or contribution had taken place in the current year.

967 As revised proposals are due imminently for the Sulis Down development, which is expected to include a much revised MasterPlan it was considered prudent to increase the budget for Professional Fees from £500 to £1,500.

968 It was considered imperative that progress, in the coming year, is made with the numerous road safety issues such as bollards on South Stoke Lane, an advisory 20 m.p.h. in the village, and potentially any of the issues on the B3110. It was therefore agreed that a budget of £1,000 be set for this, and the Other Expenditure figure was increased accordingly to £1,900.

969 It was then resolved that, following these revisions, in order to set a Balanced Budget (yielding only a very small deficit of £225), and anticipating the withdrawal of funding for the Parish Sweeper the following year, a Precept of £9,858 be set. This representing a £2,000 increase on the previous year, a 27% increase in the Parish Council proportion of Council tax, or £8.60, for each household. The motion to set this precept and approve the budget as amended was carried unanimously.

6. Parish Council Matters

970 Parish Councillor Vacancy – The vacancy has been formally advertised and notified to B&NES Council. An election has not been requested by any group of electors. The Parish Council will now consider suitable candidates to fill the vacancy by co-option.

7. General Parish Matters

971 Parking and vehicle security issues – Village Survey – Cllr Ruth Haynes being ill was unable to present her revised survey for discussion. Cllr. Jenny John presented an alternative based upon the previous survey. It was agreed that Jenny John should organise a Parking Committee made up of some councillors and some residents to finalise the survey and carry out as soon as possible.

- 972 South Stoke Phone Box and Defibrillator** – It was reported that there had been not a single response to the item in the Parish Notes offering a further session. There being no support for the idea it was agreed to drop the matter.
- 973 Midford Telephone Box – Progress Report** – There was no further progress to report, however a budget of £600 has been set aside for the works to take place in the coming year. Also, in order to progress the idea of a Broadband facility Cllr. Patrick Dawson would make contact with Truespeed as they had recently had discussions with Monkton Combe Parish Council. The clerk will forward details to Cllr. Dawson.
- 974 Village Hall** – Nothing further to report.
- 975 Police Liaison** – Nothing further to report.
- Footpaths and Open Spaces**
- 976 Millennium Wood – Report and Update** - The clerk was asked to follow up the second seat with the Woodland Trust.
- 977 Footpaths** – Nothing further to report.
- 978 Village Green** – Nothing further to report.
- 979 Churchyard** – Cllr. Jenny John reported that a number of quotations had been obtained, and passed to the parochial Church Council for consideration. These ranged from £93.99 to £828. The Parish Council considered that the proposal that cost £160.99 was the most appropriate, and agreed to fund this amount of £160.99 towards the cost regardless of which solution the PCC chose. The funds would come from the surplus held against the Churchyard maintenance account.

8. Planning Matters

Planning Update

- 980 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. - We await the re-submission of the application by HFT/Bloor having anticipated it would be in December. It is now expected imminently. A full consultation will take place again once it has been issued, and an appropriate timescale for our response has already been agreed in principle with B&NES Planning Department.

Applications Received

- 981 17/06014/FUL - Hay House, Packhorse Lane, South Stoke, Bath BA2 7DJ** - Erection of single-storey side extension and extension of raised front timber decking following the removal of side porch. - South Stoke Parish Council considered this proposal at their meeting on 15th January 2018. The Parish Council is content with the design of this extension and has NO OBJECTION to it.
- 982 17/06102/AGRA – Parcel 2768 Combe Hay Lane Midford Bath** - Erection of a general purpose agricultural storage building.
- The Parish Council resolved to OBJECT to this application. - The Parish Council does not consider there is sufficient agricultural justification for this development. The land area (some 140 acres) 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 (some 35 acres) we consider insufficient to justify such a large building, and it does not seem sensible to store machinery at what is one of the smallest holdings. The choice of the current location raises the question of the security of tenancy/ownership over all of these parcels of land, and particularly the chosen site. Where they are short-term tenancies then we think they should not be considered in the determination of any agricultural justification. Furthermore, it has become apparent that the applicant does not own the site chosen for this development, the supporting statement for 17/05489/AGRN says the applicant owns 25.5 acres and rents the remaining 114.5. As this site is 35 acres it follows that it is rented. This is also considered the case by local residents, with whom we have discussed the matter, they being unaware of the proposal. Furthermore, they believe that the tenancy is not of sufficient length to justify such a development. If it is indeed the case that there exists only a short term tenancy on this land then it must be entirely inappropriate to place such building upon it, as whatever agricultural justification might pertain to it, potentially ceases at the end of the tenancy. In such circumstances, the only reasonable land to consider as a site is that which the applicant owns, and then only based upon the needs of that site itself.
- Of greatest concern is that the position chosen is a highly prominent and visible location, which is indeed also acknowledged by the applicant. This large building would be clearly visible from many properties within the village of South Stoke and also the wider landscape towards Combe Hay, Twinhoe, and Midford. The harm to the views and setting within the Green Belt and Cotswold Area of Outstanding Natural Beauty can in no way be outweighed by whatever limited agricultural need exists.
- If some 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, or within this parcel of land, where the context of the building makes greater sense, and which is far less prominent and visible. Also of concern is the proposed impact on the location itself. Not just of a very large building, but also the access and a very large area of hardstanding. All of this in clear view of a well used footpath which leads to the South Stoke and Midford Millennium Wood opposite, a public open space and an important feature of this landscape and setting.

The Parish Council asks that this application be refused, and that the applicant reconsiders the agricultural needs, and the location, setting and mitigation of any building suggested.

983 Planning Decisions by B&NES

17/05809/TCA - Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - T1. Chestnut – Fell, T2. Ginkgo - Fell (Failed to thrive with dead top) – NO OBJECTION

17/04337/FUL - Land East Of Springfield House, Packhorse Lane, South Stoke, Bath - Erection of a new residential dwelling with a detached garage. PERMIT

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 PERMIT

17/04934/FUL – Parcel 3131 Tucking Mill Lane, Midford, Bath - Change of use from agricultural land to dog exercise paddock (Use Class Sui-Generis). WITHDRAWN

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) PERMITTED

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. REFUSED

17/05489/AGRN - Parcel 2768, Combe Hay Lane, Midford, Bath - Erection of a general purpose agricultural storage building (Prior Notification of Agricultural Development). (Comments are not invited for this type of application). Agricultural Prior Approval Required

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. NO OBJECTION

17/05266/FUL – Cranleigh Farm, Cranleigh, South Stoke, Bath - Erection of agricultural barn (resubmission) REFUSED

17/05346/FUL - Castle Farm, Midford Road, Midford, Bath - Replace existing PV solar panels with new panels to South side of barn roof PERMITTED

984 Decisions Pending

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. Cllr Jenny John will speak at the Development Management Committee on 17th January.

17/07884/FUL - Land at Disused Former Great Western Railway Embankment, Midford Lane, Limpley Stoke, Wilts - Erection of a new dwelling. DECISION OVERDUE - Friday 20 October, 2017

985 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

Both Appeals are by Written Representation. Neither have been dealt with as yet.

986 Enforcement Update – 17/00243/NONCOM - The Byre Upper Twinhoe Wellow Bath - Possible Non Compliance With Materials

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)

Negotiations have taken place with the applicant's agent and the applicant has agreed to replace the upstands at the top end of the gallop with green upstands to help to reduce the visual impact of the railings. The length to be changed has been increased from 60 to 80 upstands (please see agents plan on website).

The surface used for the gallop is considered to be acceptable. The application is Permitted.

Other Planning Matters to Report - None

9. Highway Matters

Midford Road/Village/Cross Keys to Hinton Charterhouse/BA22-7 Footpath – Road safety issues

987 Midford Village - Further possible measures for improving road safety were discussed, among them a potential Pedestrian Crossing to link the two parts of the Midford Footway. However, the Parish Council needs the views of the Midford residents on what they consider is appropriate and acceptable.

988 BA22/7 Footpath crossing point. There was nothing further to add to the discussion under 964 above.

989 Midford Castle Bend – It was noted that B&NES have set a figure in their highways budget for Re-surfacing and Drainage works and some additional signage on the B3110.

990 Maintenance Update and Road Safety Issues – Nothing further to 989 above.

10. B&NES Matters

991 Bathavon Forum – Meeting 15th November 2017 – It was reported that a B&NES Budget presentation was given.

992 Bath Preservation Trust – The next meeting takes place on 16th January.

11. 993 Other Matters to Report – None

12. Correspondence Received

994 Royal Garden Party 2017 – ALCA Nominations to attend. – It was agreed to nominate Robert and Jane Hellard again.

995 B&NES Annual Civic Reception – Invitation to attend. – It was agreed that Cllr. Jenny John and her husband Trevor would attend.

996 Consultation on draft recommendations for ward boundaries in Bath and North East Somerset – It was reported that under the proposed changes South Stoke, together with Monkton Combe, Claverton and Bathampton would form a BathAvon East Ward. The Parish Council have no comments to make on this.

13. 997 Dates for Future Meetings – The following dates for meetings for the coming year were agreed.

Parish Council Meetings: March 12th 2018

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

The meeting closed at 22:05