

SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 20th February 2018 at 7:30 p.m.

in the Parish Hall

Present: Mr. G. Davis (Clerk)

Mr. P. Dawson

Mr. A. Done

Mrs. S. Dustin

Mr. C. Winpenny (Chair)

Also Present: Robert Hellard, Ward Cllr. Neil Butters for part of the meeting, and 23 members of public.

Christina Sandford, Mark Fry, Pat Caudle, Mark Bagott, Jonathan Day, John Scriven, Jane Hellard, Anne Winpenny, John Brooke, Dominic Brooks, Liz Brooks, Katie Calvert-Jones, James Calvert Jones, Danny Morris, Peter Withers, Steve Gourley, Joel Hunt, Matt McCabe, Ralph Wynne-Griffiths, Jane Farrant, Oliver Pearce, Fiona Gourley, Dom Moorhouse

1. 008 Apologies for Absence – Mrs. J. John, Ms. R. Haynes. Robert and Sylvia Williams also sent apologies.

2. 009 Declarations of Interest and Dispensations - None

3. 010 Confidential Matters – None

4. 011 Minutes of Parish Council Meeting held on 5th February 2018 – Approved and signed by Chairman.

5. Revised Planning Application and Masterplan for the Sulis Down development proposals.

- To consider the proposal to engage Nash Partnership to assist in the preparation of a full Parish Council Response, and to approve the expenditure within the previously agreed budget.

012 Members of the public raised questions about the cost and work to be provided. The Chair explained the relationship with and the role of Nash Partnership in advising the Parish Council on its response. The Parish Council then unanimously resolved to approve expenditure on the services of Nash partnership up to the previously agreed budget of £1,500 which was considered more than adequate for the task on this occasion, Nash partnership having previously helped the Parish Council to prepare its response to the initial application.

- To present a summary of the Parish Councillors' response to the Revised Planning Application and Comprehensive Masterplan.
- To hear comments and responses from the public, and to respond to these and take them into account within the Parish Council's response.

013 The Chair asked Robert Hellard, in his capacity of assisting the Parish Council on this matter, to present the Parish Council's position, current thoughts and views on the proposals. This commenced with a brief review of BANES Core Strategy – (Land Adjoining Odd Down), and the process that led to the initial application [May 2017] and the Illustrative Comprehensive Masterplan. These have now been superseded by the revised application submitted by the developers [Jan 2018]. This is what is now being considered.

Robert highlighted the major changes that are contained in the new application and drew particular attention to the fact that the Comprehensive Masterplan was based on a presumption of a total of 450 dwellings plus a possible school. This appeared to be in conflict with BANES adopted Core Strategy. There were many questions/suggestions from Parishioners.

In summary it was emphasised that the Parish Council accepted that a development would happen on Sulis Down but that they were determined that this should be entirely in accordance with the Local Plan [Adopted Core Strategy] and that all the Placemaking Principles should be adhered to.

014 Cllr Adrian Done then addressed the meeting on the Transport Assessment Addendum. The transport system would barely cope with the Phase 1 development and could not possibly cope with the development proposed by the Comprehensive Masterplan.

The TAA, commissioned jointly by BANES & HFT/Bloor, made several references to the fact that there would be no capacity for the system to cope with 450 dwelling and had not considered the effects of a school.

015 The Chair asked Ward Cllr. Neil Butters for any comments prior to his departure for another meeting. He highlighted that the application was likely to go before the Development Management Committee in April. That he had sought B&NES Highways views but without response, and that Wellow Parish Council have considerable concerns about the capacity of Combe Hay lane.

016 Robert Hellard concluded by highlighting that Nash partnership will help the Parish Council to respond to all of this issues in planning led language and content.

- To advise the public present on how they may respond individually to the Application and Masterplan.

017 It was suggested that 'social media' might be used to draw attention to this revised planning application.

Parishioners present may seek to do this.

A briefing paper was distributed to those present, which contained details of how to comment. All those present were urged to respond to the consultation.

It was confirmed to the meeting that consultation responses can be sent by e-mail to

development_management@bathnes.gov.uk at any time prior to the application being determined.

It has been agreed with the Senior Planning Officers that, because of the complexity and great detail of the application, South Stoke Parish Council and any residents of South Stoke would be able respond after the consultation closing date of 22nd February, probably by the middle of March.

6. 018 Dates for Future Meetings – To agree dates for future meetings for the coming year.

Parish Council Meetings: March 12th 2018

Annual Parish Meeting: April 16th 2018

Annual Parish Council Meeting: May 21st 2018

The meeting closed at 21:20