

SOUTH STOKE PARISH COUNCIL
Minutes of the Parish Council Meeting held on 11th March 2019 at 7:00 p.m.
in the Parish Hall

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

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

Also Present: Steve Skinner, Caroline Cundy, Nick Coates, James Townsend, Ward Cllr. Neil Butters (for part)

- 1. 270 Apologies for Absence** – None,
- 2. 271 Declarations of Interest and Dispensations** – None
- 3. 272 Confidential Matters** – None
- 4. 273 Minutes of Parish Council Meeting** held on 14th January 2019 – Approved and signed by the Chair.
- 5. 274 Minutes of Parish Council Planning Meeting** held on 18th February 2019 – Approved and signed by the Chair.
- 9. 275 Footpaths and Open Spaces** - Replacement Memorial Bench Grove Path - Steve Skinner addressed the meeting to make his offer to provide and install a memorial bench to replace the old and unsafe bench on the Grove Path. He explained the relationship his family have had with the village over the recent generations, and that the bench would have a small memorial plaque to them. It was agreed that a Solid Oak bench with 6 legs was preferred. The Parish Council accepted Mr. Skinner's generous offer and Cllr. Roy Hayward undertook to remove the old bench. The clerk was asked to organise the matter with Mr. Skinner and proceed with the replacement bench.
- 10. 276 Planning Matters - Applications Received - 19/00809/FUL - Pack Horse Farm, Old Midford Road, Midford, Bath BA2 7DQ** - Conversion of existing barn into site manager's accommodation and site facilities serving existing equestrian DIY livery business.
James Townsend addressed the meeting and highlighted that a previous application for living accommodation was made in 2011 based on business needed, but that this need was rejected in a Planning Consultants report, and the application was withdrawn. At that time the existing equestrian business was in operation but without permission for change of use. The present application seeks to justify the need for someone living on site with a list of thefts. These were not untypical for a countryside location and if they were accepted as basis for living accommodation any number of agricultural sites could claim the same.
Those neighbours of the site present at the meeting pointed out that they were unaware of the level of crime being reported and expressed their surprise that they had not heard of any of it. They also indicated that the couple presently cited as manging the business had no intention of living on site.
The Parish Council resolved to **OBJECT in Principle** to this application as it is Development within the Green belt and No Very Special Circumstances exist to justify the defined harm caused.
An almost identical application was made in 2011 to convert these buildings, then described as redundant, to 2no. Live Work Units. A Planning Appraisal carried out for that application, against Policies PPG2 and PPS7 concluded that the proposal fails to pass the required tests. I.e. that such a development was inappropriate. Nothing has changed regarding the DIY Livery business since that time, and so that assessment must still hold good.
This current application is now being put forward to be assessed under the NPPF, and it is suggested that it is in line with permitted development rights for the conversion of the agricultural buildings into C3 and business use. However, a conversion into residential use is being sought, and so this is not a permitted development, and is not the re-use of farm buildings intended in the NPPF.
The only justification being put forward as the need for staff living on site is the security issue. However, we understand that neighbours are completely unaware of this level of crime, as nothing has been notified or reported to them. That there is no longer a CCTV system in place at the premises also suggest the owner is not as concerned as implied.
The design and access statement suggests that Mr. D. Scott and his wife are the present managers, and travel to the site frequently. However, we are given to understand that this couple do not intend to live at the site, and this rather questions the intended use of this living accommodation.
In conclusion, notwithstanding that the scale and massing of the building is unchanged, there is no justifiable need for staff living on site, either in 2011 or now, as this is a DIY Livery business. There are No Very Special Circumstances which exist that could justify the defined harm caused by such a development to residential use. We therefore ask the Planning Authority to refuse this application, and that if the officer was minded to Permit, then the matter should be referred to the Development Management Committee for determination. Furthermore, in the event that the application was ultimately approved, we ask that Permitted Development Rights are removed, and that an agricultural tie or equivalent be applied as a condition. These to prevent the accommodation being further developed to replace the original farm house previously sold separately, or to some other unrelated use.

5. Financial Matters

277 RFO Report – Received and noted.

278 Bank Balances as at 1st March 2019

Current Account HSBC	4,663.62	Deposit Account Bath Building Society	9,015.89
Of which is		Community Infrastructure Balance - unspent	2,669.48

Receipts since meeting on 14th January 2019.

279	9 B&NES Council	Agency Payment Churchyard	974.00
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280 Payments approved as standing payments or at meeting on 14th January 2019 which have now been made.

17:14:40	SSE Contracting	Lighting Maintenance Oct - Dec 18	76.10
15:16:37	Mr G Davis	Exps Brooms x 2 for Parish Sweeper	24.00
DD266-JAN	E.ON	Electricity Bill Dated 2/1/2019	39.35
20:18:23	Grant Davis	Parish Sweeper - 30/12/18-26/01/19	280.40
20:20:43	Mr. G. Davis	Parish Clerk - January 2019	283.15
101478a	IdVerde	Grounds Maint - Churchyard	433.99
101478b	IdVerde	Grounds Maint - Footpaths	218.91
101479a	IdVerde	Grounds Maint - Churchyard	433.99
101479b	IdVerde	Grounds Maint - Footpaths	218.91
101480	Ian Harrison	Christmas Lights Electricity	25.00
20:22:55	HMRC	Month 10 PAYE	140.80
16:53:49	South Stoke Parish Hall	Hall Hire 2018-19 Meetings	168.00
DD266-FEB	E.ON	Electricity Bill Dated 1/2/2019	42.63
16:41:27	Grant Davis	Parish Sweeper - 27/1/19-2/3/19	350.65
16:43:16	Mr. G. Davis	Parish Clerk - February 2019	282.95
16:45:01	HMRC	Month 11 PAYE	158.40

Payments for approval which have been made since 11th March or are yet to be made.

281 NONE

7. Parish Council Matters

282 Parish Council Elections – The clerk reported on the Timetable and Process and Notice of Election. Nomination Papers were provided to the Councillors and these were duly completed for the clerk to deliver them to B&NES Council once the nomination period is open. The clerk explained the need for care in drafting public statements consequent on the period of Purdah.

283 Parish Councillor Vacancy – There being two vacancies for councillors, it was agreed that the clerk should draft a letter to all residents asking for volunteers as councillors. The councillors agreed to deliver these letters.

284 GDPR Compliance and Data Privacy Policy – The clerk presented asset of policies for adoption. The Council resolved to adopt these documents and they were duly signed by the Chair.

285 Asset Register Review for Insurance Values. It was agreed that the Asset Register needed to be updated to include insurance values. The Clerk, Chair, and Cllr. Patrick Dawson will meet to draw this up for presentation to the Annual Parish Council Meeting.

286 Allotments Cllr. Jenny John said that rents would be collected in the Packhorse Pub on 25th March.

287 Promoting interest in and awareness of, the Parish Council – The current vacancies would be advertised in the Parish Notes.

8. General Parish Matters

288 Parking in the Village – No further progress to report and the Parish Council is not able to take this forward.

289 Southstoke Lane and Village Road Safety – Cllr. Jenny John attended the B&NES meeting that reviewed the DfT report into 20 m.p.h. speed restrictions. That meeting reported that a small reduction in speed is achieved where such schemes have been introduced. The case for mandatory 20 m.p.h. restrictions on South Stoke Lane and in Midford was made, and it was agreed that a B&NES Highways Officer would meet with the Parish Council on site to discuss these and other measures. Ward Cllr. Neil Butters made the point that in order for enforcement to take place and be effective, the signage, and in particular the repeater signs, must conform to the Traffic Regulation Orders.

290 Midford Road/Village & Castle Bend – road safety issues – As above in 289. Also it is understood the works to complete Castle Bend are scheduled.

291 Combe Path Lawn BA22/7-8 Diversion and Crossing – The footpath diversion order has come into force and the path diverted and gate moved. No road safety measures have been implemented but are planned for 2019/20. The new gate emerges at a significant splash point on the road, neither gate on the two footpaths is visible from the other and sight lines appear to be rather short from the BA22/7 gate position for safe crossing. The old gate position has now been closed and a fence line installed across the field contrary to everything the Parish Council requested as part of the scheme. The Parish Council agreed that this is now the responsibility of the Owners of the field and B&NES Highways to discharge and remedy.

- 292 Broadband provision in Southstoke and Midford** – TrueSpeed continue to be active in the area and have a meeting in the Packhorse Pub on 15th April between 5 and 8 p.m. and on 22nd April between 11:30 and 14:30.
- 293 Midford Telephone Box** – Proposals for the Midford Railway station have been received but little funding is in place to achieve these. Midford residents will meet again to reconsider the location of the phone box.
- 294 Village Hall** – The heating system in the village hall having failed it was reported that replacement Gas Heaters will be needed at a cost of the order of £3,500 (including VAT). The Village Hall Management Committee is obtaining estimates for the clerk.
- 295 Police liaison** – The PCSO Meeting is taking place on Thursday 14th March, and the next scheduled for 17th June at 11:30.
- 9. Footpaths and Open Spaces**
Replacement Memorial Bench Grove Path – See 275 above.
- 296 Footpaths** – Nothing further to report.
- 297 Millennium Viewpoint – Damage from Vandalism** – The chair and Mr. Robert Hellard are procuring quotations for the most appropriate works and will expedite this. Once received the clerk can progress an insurance claim if appropriate.
- 298 Village Green** – Nothing further to report.
- 299 Churchyard** – The new contract for the Agency Agreement has not been taken any further by B&NES Officers.
- 10. Planning Matters**
300 Planning Update - Sulis Down Planning Application Ref 17-02588-EFUL and Master Plan – APPLICATION APPROVED at Development Management Committee on 6th June 2018 by 6 votes to 4. The application is now in the process of a Section 106 Agreement which must be concluded before it is formally Permitted. B&NES Officers are currently drawing up the Section 106 agreement with the developers. Following a letter to the Chair of the Development Management Committee, B&NES Council have agreed to the Parish Council having sight of the draft Section 106 agreement and will be allowed time to comment.
 It has recently come to light that in response to the review of the Local Plan representations have been submitted on behalf of the Hignett Family Trust and that this includes a revised masterplan. The masterplan is for around 800 dwellings including building on land currently in the Green Belt and shown in the Core Strategy as land where built development is to be avoided. It also includes an eastern access to Midford Road at the Cross Keys junction. It is understood that this is an attempt to have this added to the Joint Strategic Plan for the West of England, and thereby have it inserted into the Local Plan as a Strategic Site. If this is accepted as part of the consultation on either or both the JSP and Local Plan review, the Parish Council will demand representation at the Examination in Public hearings.
 The Parish Council will meet informally on 25th March to discuss this matter further. The clerk is to arrange this with an agenda.
Applications Received
19/00809/FUL - Pack Horse Farm, Old Midford Road, Midford, Bath BA2 7DQ – See 276 above.
- 301 19/00881/TCA – Brantwood, Southstoke Lane, South Stoke, Bath BA2 7DN** - T1- Lime- Fell T2- Lime- reduce from 13m to 9m, T3- Lime- reduce from 17m to 12m, T4- Lime- reduce from 18m to 12.6m, T5- Lime- reduce from 16m to 11.2m, T6- Maple- Fell, lant cherry in different location.
 South Stoke Parish Council find the application somewhat lacking and would expect a more detailed, professional report and plan for such extensive and significant works. In particular, this would include a detailed re-planting scheme so that it is clear that those trees lost have been replaced with suitable equivalents.
- 302 Decisions Pending**
19/00145/FUL – Parcel 8120, Old School Hill, South Stoke, Bath - Erection of two detached dwellings.
19/00141/FUL – The Conifers, Old Midford Road, Midford, Bath, BA2 7DQ - Replacement of conservatory with garden room extension to dwelling.
- 303 Planning Decisions by B&NES**
18/05540/FUL - 5 Tucking Mill Cottages, Tucking Mill Lane, Monkton Combe, Bath BA2 7DB - Replacement of existing single-storey side extension with new two-storey side extension. Refurbishment of and extension to existing 'out-building'. Replacement of existing windows and external doors throughout. **PERMIT**
19/00058/FUL - Lower Barn, Packhorse Lane, South Stoke, Bath, BA2 7DJ - External alterations to include - relocation of external porch, creation of stone infill to create enclosed rear entrance, and change of garden storage room to study. Creation of new windows. **PERMIT**
- 304 Planning Appeals - NONE**
Enforcement Update
- 305 19/00038/UNDEV- Belle Vista Farm Old Midford Road Midford Bath** - Alleged Unauthorised Development and Use of Land for Disposal of Waste – **Under Investigation by B&NES Officers.**
Other Planning Matters to Report - None

306 Maintenance Update and Road Safety Issues – Nothing further to report further to above.

307 Cam Valley Forum (BathAvon) Forum – Nothing to Report

309 Bath Preservation Trust – The meeting is in the week beginning 25th March.

14. Correspondence Received

310 Joint Local Transport Plan – Consultation – The Parish Council has no comment to make.

15 311 Dates for Future Meetings – The following dates for meetings for the coming year were agreed.

Annual Parish Meeting: April 15th 2019

Annual Parish Council Meeting: May 20th 2019

The meeting closed at 22:02