

SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 16th September 2019 at 7:00 p.m. in the Parish Hall

Present: Mr. G. Davis (Clerk)
Cllr. Patrick Dawson
Cllr. Sue Dawson
Cllr. Sue Dustin

Cllr. Roy Hayward
Cllr. Jenny John
Cllr. Mags Stroud
Cllr. Chris Winpenny (Chair)

Also Present: Ward Cllr. Neil Butters

- 1. 424 Apologies for Absence – None**
- 2. 425 Declarations of Interest and Dispensations – None.**
- 3. 426 Confidential Matters – None**
- 4. 427 Minutes of Annual Parish Council Meeting** held on 15th July 2019 – Approved and signed by the Chairman.
- 428** Asset Register and Risk Assessment Review for Asset Insurance Values, item brought forward from previous minutes. The Clerk, Chair, and Cllr. Patrick Dawson will meet to revise the Asset Register.

5. Financial Matters

428 RFO Report – Received and noted.

429 Receipts since meeting on 15th July 2019.

14	Peter Dimond	Allotment Key	5.00
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430 Payments approved as standing payments or at meeting on 15th July which have now been made.

10:24:19	SSE Contracting	Lighting Maintenance Apr-Jun 19	76.10
DD266-JULY	EON	Electricity Bill Dated 1/7/19	47.02
DD-AWT	Avon Wildlife Trust	Membership 2019-2020	48.00
20:21:03	Grant Davis	Village Sweeper 30/6 to 27/7/19	300.40
20:23:27	Mr. G. Davis	Parish Clerk July 2019	290.35
10:18:42	Classic Gdn Furniture	Grove Path Bench	1375.00
20:25:24	HMRC	Month 4 Paye	147.80
12:10:09	Mr G Davis	Website Hosting Renewal	25.98
11:59:47	Community Heartbeat trust	Emergency Phone Annual Rental	72.00
DD266-AUG	EON	Electricity Bill Dated 1/8/19	48.58
20:07:45	Grant Davis	Village Sweeper 28/7 to 31/8/19	529.70
20:11:35	Mr. G. Davis	Parish Clerk August 2019	290.35
20:13:18	HMRC	Month 5 Paye	12.40

431 Payments for approval which have been made since 1st September or are yet to be made.

NONE

432 Change of Address for Clerk and Parish Council. Requirement for new Bank Mandate

The Clerk has moved, and so changed address and this also means a change of address for the Parish Council. Given that the Parish Council now has a number of new councillors, following the elections, it is appropriate to make a new Bank Mandate.

433 South Stoke Parish Council Resolve

- (i) That a bank account be continued with HSBC Bank Plc (the Bank) and the Bank is authorised to:-
Pay all cheques and act on other instructions for payment signed on behalf of the Council by Any Two of:- Mr. Geoffrey Davis, Mr. Christopher Winpenny, Mr. Patrick Dawson, and Mrs Jennifer John (the signatory) whether any account of the Council is in Debit or Credit:
Deliver any item held on behalf of the Council by the Bank in safe-keeping against the written receipt or instructions of Any Two of the signatory.
Accept the signatory as fully empowered to act on behalf of the Council in any other transaction with the Bank; accept Mr Geoffrey Davis as fully empowered on behalf of the Council to enter into at any time(s) any agreement(s) for or relating to electronic and /or telephone banking services of any kind whatsoever (Services), and to delegate (including power to sub delegate) the operation of the Services as set out in the terms and conditions governing the Services and the Council acknowledges that the Bank shall be entitled to act upon all instructions received in respect of the Services until notified otherwise by the Council.
- (ii) That the Council agrees that any debt incurred to the Bank under this authority shall in the absence of written agreement with the Bank to the contrary be repayable on demand.
- (iii) That the Clerk (the Proper Officer) is authorised to supply the Bank as and when necessary with lists of persons authorised to sign, give receipts and act on behalf of the Council, and that the Bank may rely upon such lists.
- (iv) That these resolutions be communicated to the Bank and remain in force until changed by a resolution of the Council and a copy, certified by the Chair and Proper Officer, is received by the Bank.

- 434 Daily Bill Payment Limit, and Single Bill payment Limit**
South Stoke Parish Council resolve that the Daily payment Limit and Single Payment limit for Business Internet Banking Payments be increased to £1,500 for both payment limits. The Clerk is instructed to request the Bank make these changes.
- 6. Parish Council Matters**
- 435 Allotments** – It was reported that all allotments are let and there is now a waiting list of one.
- 7. General Parish Matters**
- 436 Broadband Provision in South Stoke and Midford** – TrueSpeed have been active in the area, but no contact has been made to-date.
- 437 Midford Telephone Box** – The plan remains to move the box and costings are awaited.
- 438 Village Hall** – Nothing further to report at this stage.
- 439 Police liaison** – A successful meeting took place on 9th September, and the next meeting is on 3rd December at 11.30 – 12:30 a.m. in the Packhorse. The report will in future be sent to the Clerk who will disseminate to Councillors and the Village Newsletter.
- Footpaths and Open Spaces**
- 440 Footpaths** – The footpath report has been sent to B&NES PROW and the matters raised are being followed up by them.
- 441 Combe Path Lawn BA22/7-8 Diversion and Crossing** – It has noted that the road safety improvements promised as part of this diversion, remain outstanding, as does the issue with large splash point at the exit onto the B3110. The clerk was asked to follow the matter up with Highways and B&NES PROW, copying in the Ward Councillors.
- 442 Village Green** – Cllr. Jenny John is progressing the tree replacement.
- 443 Millennium Wood Information Board** – It was also reported that this board is in need of repair. The clerk was asked to progress this with the Woodland Trust.
- 444 Churchyard** – It has been requested that the hedge is lowered when it is next cut. Cllr. Jenny John will progress this with IdVerde.
- 8. Planning Matters**
- 445 Sulis Down Planning Application Ref 17-02588-EFUL and Master Plan**
The Section 106 Agreement for 17-02588-EFUL has been made, and the application is now fully approved. Work must commence within three years. The Parish Council will continue to press for involvement in the Landscape and Environment Management Plan, which covers aspects such as Allotments, Play Areas, etc. This agreement must be made before works begin.
The West of England Joint Strategic Plan (WEJSP) Consultation and Examination in Public has ended prematurely with the Plan being rejected by the Inspectors as unsound. The future of the Plan is still to be clarified by the Inspectors and the Authorities involved.
The Parish Council will closely monitor progress with the new Local Plan which may follow the failure of the WEJSP.
- 446** There will be a Committee Meeting of the Parish Council Sulis Down Committee on 30th September at 7:00 p.m. in the Village Hall.
- 447 Sulis Manor.** The Parish Council will continue to examine ways of protecting the future of this important local building.
- Applications Received**
- 448 19/03721/FUL - Fosse House 142 Midford Road South Stoke Bath Bath And North East Somerset BA2 5SB**
- Erection of rear extension to replace existing conservatory and provision of front driveway with access from Midford Road. - The Parish Council considered that the new driveway onto the B3110 was no different to that for neighbouring properties. So they have No Comment to make on the Application.
- 449 19/03850/TCA - Quoin Cottage 1A Upper Cottages Southstoke Lane South Stoke Bath BA2 7DR - Apple tree – fell** – The Parish Council has No Comment to make.
- 450 19/03983/TCA - Manor Farm, Old School Hill, South Stoke, Bath BA2 7DP- T1 - Oak tree - remove 4 boughs back to the trunk and 2 dead boughs. T2 - Oak tree - remove one double bough and dead boughs. T3 - Oak tree - remove 2 boughs estimated diameters 200cm and 350cm at 7 metres height. T5 - Oak tree - remove 4 boughs, approximately 250cm diameter 5 metres above ground level. T6 - Oak tree - remove 2 boughs, approximately 300cm diameter, 6 metres above ground level. T7 - Sycamore - fell. T8-11 - Ash - fell. T12-17 - Ash - fell.** - Given the extensive nature of these proposals, South Stoke Parish Council consider that a professional tree surgeon should be consulted, and report on the diagnosis and proposed actions, to confirm their appropriateness and effectiveness, or suggest alternatives.
- 451 19/03826 – Priory Cottage, Old School Hill, South Stoke, Bath BA2 7DW** - Conversion of Priory Cottage to a dwelling and associated change of use of pub garden to domestic curtilage. Including the addition of a fence, wall and erection of shed. - South Stoke Parish Council Support this Application, particularly as it provides a very reasonable and acceptable solution to the issues relating to the fence.

- 452 Decisions Pending**
19/03415/FUL - Midford Castle, Access Road To Midford Castle, Midford, Bath BA2 7BU- Erection of agricultural building and associated landscaping and land modelling works (part retrospective).
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.
- 453 Planning Decisions by B&NES**
19/03089/TCA – Southstoke Hall, Packhorse Lane, South Stoke, Bath BA2 7DL - Holly – fell NO OBJECTION
19/02245/TCA – Manor Farm, Old School Hill, South Stoke, Bath BA2 7DP- Weeping tree - fell in order to protect the Listed Building **NO OBJECTION**
19/01616/FUL – Parcel 9238 Packhorse Lane South Stoke Bath - Alteration of existing field access and creation of new farm track. **PERMITTED**
19/02573/TCA - The Old Vicarage, Old School Hill, South Stoke, Bath BA2 7DU - Holly (T1) -reduce to 7.5 metres height and 2.5 metres spread on the downhill side Yew (T2) -reduce to 7.5 metres height and 2.5 metres spread on the downhill side Yew (T3) -reduce to 13 metres height and round the top of the tree's canopy slightly Yew (T4) -reduce to 13 metres height and round the top of the tree's canopy slightly. **NO OBJECTION**
19/02597/FUL - The Linleys, Packhorse Lane, South Stoke, Bath BA2 7DL- Erection of a single-storey side extension and raising of the external patio floor level. **PERMITTED**
- Planning Appeals - NONE**
- 454 Enforcement Update**
19/00243/UNDEV - Parcel 3131 Tucking Mill Lane Midford Bath - Creation of hardstanding area and Retrospective Planning Application 19/03358/FUL to which Parish Council has objected.
Woodside Stables, Combe hay Lane, Midford (adjacent to the Millenium Wood) – No further action.
- 455 Other Planning Matters to Report**
CIL payments – Monitoring and reporting
 B&NES rely on Building Control Records, Street Naming and Numbering Team reports, Council tax enquiry for the purpose of Monitoring compliance with Self Build applications, however if the Parish Council becomes aware of any such disqualifying events it will advise BANES accordingly. This will assist with the investigation of any irregularity and enforcement of the CIL regulations. – The clerk was asked to draw up a list of properties to which Self Build CIL applies to enable proper monitoring of the CIL regulations.
- 9. Highway Matters**
- 456 Verge Cutting and Destruction of native orchids and Bath Asparagus –** There has been an exchange of correspondence on this matter and Cllr. Jenny John will meet with Officers and Contractors to ensure this damage is not repeated in future.
- 457 Packhorse Lane – Slippage or Subsidence –** This matter has been drawn to the attention of B&NES Highways by Ward Cllr. Neil Butters, and we await a response.
- 458 Southstoke Lane and Village Road Safety Measures -** The Clerk has written to B&NES asking to take the 30 m.p.h. limit for South Stoke Lane, and 20 m.p.h. limit for South Stoke Village forward. No response has been received to date. The Clerk was asked to follow this up again, and copy in the Ward Councillors.
- 459 Midford Road/Village – road safety issues –** It was reported that there had been a spate of lorries using Twinhoe lane and in some cases getting stuck due to their size. The matter will be followed up with the Ward Councillors.
- 460 Winter Preparedness –** The Clerk was asked to place this on the next agenda.
- 10. B&NES Matters**
- 461 Parish Liaison Meeting –** The minutes of the Meeting on 24th July 2019 were circulated, with nothing of consequence to report.
- 462 Bath Preservation Trust –** The next meeting is on 2nd October.
- 11. Other Matters to Report**
- 463 Gas leak in Field Adjacent Old Midford Road - Belle Vista Farm –** The Clerk was asked to follow this up with B&NES Environmental Health on behalf of the nearby resident.
- 12. Correspondence Received**
- 464 Bristol Airport Airspace Changes and Survey on Fix My Street -** Noted
- 16. 465 Dates for Future Meetings –** The following dates for meetings for the coming year are agreed.
 Monday 18th November 2019 – Cllr. Patrick Dawson and Cllr. Sue Dawson give apologies in advance.
 Monday 13th January 2020, Monday 9th March 2020
 Annual Parish Meeting: Monday April 20th 2020, Annual Parish Council Meeting: May 18th 2020

The meeting closed at 21:35