

SOUTH STOKE PARISH COUNCIL

Minutes of the Parish Council Meeting held on 18th November 2019 at 7:00 p.m. in the Parish Hall

Present: Mr. G. Davis (Clerk)
Cllr. Sue Dustin
Cllr. Jenny John

Cllr. Mags Stroud
Cllr. Chris Winpenny (Chair)

Also Present: George Carter, Janet Carter, Jane Fox, Ward Cllr. Neil Butters (for part of the meeting).

- 1. 466 Apologies for Absence** – Cllr. Patrick Dawson, Cllr. Sue Dawson, Cllr. Roy Hayward
- 2. 467 Declarations of Interest and Dispensations** – Cllr. Jenny John declared that she was neighbour for 19/04787/TCA - The Old Post Office. The Parish Council agreed this was not a conflict.
- 3. 468 Confidential Matters** – None
- 4. 469 Minutes of Parish Council Meeting held on 16th September 2019** – Approved and signed by the Chairman.
- 5. Financial Matters**

470 RFO Report – Received and noted.

471 Balance per Bank Statements as at 01/11/2019

Current Account HSBC 14,091.27

Deposit Account Bath Building Society 9,133.10

472 Receipts since meeting on 16th September 2019.

15 B&NES COUNCIL Parish Precept April 2019 - Part 2 5679.00

16 HMRC Vat Reclaim 1/10/18 to 30/9/19 1164.18

473 Payments approved as standing payments or at meeting on 16th September which have now been made.

DD266-SEPT EON Electricity Bill Dated 1/9/19 48.58

11:51:05 Grant Davis Village Sweeper 1/9 to 28/9/19 331.40

11:52:51 Mr. G. Davis Parish Clerk September 2019 290.35

11:55:22 Mr G Davis Exps - Sweeper Gloves 15.12

11:57:31 HMRC Month 6 Paye 116.80

10:27:09 Oldfield Electrical Svces Electrical Repairs - Village Hall 151.37

DD266-OCT EON Electricity Bill Dated 1/10/19 47.02

10:24:19 SSE Contracting Lighting Maintenance Jul-sept 19 76.10

16:52:21 Grant Davis Village Sweeper 29/9 to 26/10/19 331.20

16:54:21 Mr. G. Davis Parish Clerk October 2019 290.35

16:55:57 HMRC Month 7 Paye 117.00

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

SSE Contracting Lighting Maintenance for October 2019 25.37

475 New Bank Mandate – Report on progress

The new Bank Mandate is not yet 'live', and the clerk continues to chase this. However, the Payment Limit revision to £1,500 has been done. South Stoke Parish Council appears to be free of the severe difficulties being experienced by Monkton Combe Parish Council in dealing with HSBC over these matters.

476 Asset Register and Risk Assessment Review for Asset Insurance Values – The clerk presented a new Asset Register for Approval. The register requires purchase dates and purchase prices for a number of assets. The clerk will find these and enter them, and the Asset Register can be approved at the next meeting.

6. Parish Council Matters

477 Street Lighting Maintenance – Revised Contract with SSE Contracting – the clerk reported that the revised contract was not in a final form for approval, and that SSE Contracting have extended the existing contract to March 2020. The Parish Council agreed to use the time to seek alternative suppliers, the preferred option being to use the same supplier as B&NES, ideally with a linked contract to theirs. As far as possible this should be negotiated as a collective with the other five Parishes that are known to be in the same position.

478 The clerk was asked to request an invoice for the normal quarter Oct – Dec 2019, to replace the invoice for the single month of October.

479 Allotments – Nothing to report.

7. General Parish Matters

480 Broadband Provision in South Stoke and Midford – TrueSpeed are active in the area with cable being laid. It is thought completion will be in January 2020.

481 Midford Telephone Box – The plan to move the box progresses and costings are being established.

482 Village Hall – Nothing further to report at this stage.

483 Police liaison and suggested Neighbourhood Watch Scheme – As Cllr. Sue Dawson was absent the matter is deferred to the next meeting.

Footpaths and Open Spaces

- 484 Footpaths – Footpath update and BA22/10 Vegetation clearance** – The now slightly extended length of path has been cleared of vegetation. Cllr. Jenny John will diarise for next year to ask IdVerde to cut this extra length.
- 485 Combe Path Lawn BA22/7-8 Diversion and Crossing** – The clerk reported that the road safety improvements promised as part of this diversion, together with the issue with large splash point at the exit onto the B3110 are in the schedule to be done. The clerk was asked to follow the matter up with Highways and B&NES PROW in the New Year if they are still outstanding.
- 486 Village Green** – The new tree has been planted that replaces the diseased Rowan. The event will be reported in the Parish Notes. It was agreed that moving the litter bin was too expensive to do.
- 487** Cllr. Jenny John will ask IdVerde to substantially reduce the now very overgrown Dogwood on the green.
- 488** A working party will be organised next spring to re-paint the railings.
- 489 Churchyard** – Nothing further to report.

8. Planning Matters

490 Sulis Down Planning Application Ref 17-02588-EFUL and Master Plan

Little has changed since the last report, the Section 106 Agreement for 17-02588-EFUL has been made, and the application is now fully approved. Work must commence within three years, so we should reasonably expect that this will proceed in the near future. The Parish Council will continue to press for involvement in the Landscape and Environment Management Plan, which is the agreement not yet reached, which will cover 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 completed in short order with the Plan being rejected by the Inspectors as unsound. The process will now need to be repeated, with the opportunity to respond to the consultation, should the new plan include aspects in our area such as the Sulis Down site being considered as a Strategic Site.

The B&NES Local Plan Review has been concluded and there are no changes which impact our area.

(Parish Liaison meeting 30th Oct.) However, B&NES wish to progress the Local Plan but cannot do so until the WEJSP is resumed. The General Election prevents any progress whatsoever until that concludes.

- 491 Sulis Manor.** Nothing further to report on the ownership of the building. Attempts to give it Heritage status continue.

Applications Received

- 492 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). Revised Application

South Stoke Parish Council re-affirm their OBJECTION to this now revised application.

Whilst we acknowledge that the new proposed barn is significantly smaller than that proposed originally, it remains the case that the building is inappropriate within the setting of important listed buildings.

The issues of the boiler room and those of the barn are entirely separate from each other, and it is not correct for the application to tie them together as it does. Given the need to house the boiler outside of the main buildings, the boiler can be dealt with in a much smaller building, such that the impact on the setting of the listed buildings is very much reduced, and of an acceptable level. Should there be any appropriate agricultural justification for a barn, then this building could be sited elsewhere on this estate, where it would not impact upon the listed buildings. The agricultural justification, if one exists, would also determine the appropriate size for this building. South Stoke Parish Council therefore request that this application is refused, and the owner provides new proposals which are appropriate to this important heritage site, and to any agricultural needs.

- 493 19/04719/FUL - Pack Horse Farm, Old Midford Road, Midford, Bath, BA2 7DQ -** Retrospective planning permission for 7m x 5m Extension to Existing Equestrian all weather outdoor arena.

South Stoke Parish Council consider this application shows a measure of disrespect for the Planning Process. It is a standard condition of any permission granted that the development is constructed according to the plans. We do not accept that such a large variation is a simple oversight.

South Stoke Parish Council therefore OBJECT IN PRINCIPLE to this application and consider that it should be refused. However, if the officer is minded to permit this application because it regularises the enforcement issues associated with it, then we consider it essential that all conditions which pertained to the permission of previous applications are transferred, and re-iterated for this one. For example only and not limited to these:-

The number of horses kept on the site shall be restricted to 16 horses. Reason: In the interests of the welfare of the horses and the character and appearance of the Area of Outstanding Natural Beauty.

The site and approved facilities shall only be used by those horses resident on the site and shall not be used for any events such as competitions, events, gymkhanas. Reason: In the interests of highway safety.

Such conditions must necessarily be made again to ensure the progressive and creeping development and activity of this site do not continue because a larger outdoor arena is now available.

- 494 19/04787/TCA - The Old Post Office, Old School Hill, South Stoke, Bath BA2 7DU - Cotoneaster (T1) - Crown reduction 2-3m2 no Apple (T2 and T3) – Fell Holly, Conifer, sycamore (T4) – Fell - South Stoke** Parish Council ask the Planning Officer give careful consideration to the works to the T4 groups, and agreement of an appropriate replanting scheme, as the proposal represents a significant reduction in number and volume of trees.
- 495 19/03358/FUL - Parcel 3131, Tucking Mill Lane, Midford, Bath -** Provision of hard surface with associated drainage for access (Retrospective) - The Parish Council Re-affirms its previous Objection.
- 496 Decisions Pending**
19/03826/FUL - 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.
19/03827/LBA - Priory Cottage, Old School Hill, South Stoke, Bath BA2 7DW- External alterations to include 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.
- 497 Planning Decisions by B&NES**
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. **PERMITTED**
19/03850/TCA - Quoin Cottage 1A Upper Cottages Southstoke Lane South Stoke Bath BA2 7DR - Apple tree – fell **No Objection**
19/03721/FUL - Fosse House 142 Midford Road South Stoke Bath BA2 5SB - Erection of rear extension to replace existing conservatory and provision of front driveway with access from Midford Road. **PERMITTED**
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. **No Objection**
- Planning Appeals - NONE**
- 498 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.
Access created through hedgerow - Old Midford Road South Stoke – The Enforcement Officer is investigating and will monitor compliance with 18/00889/CLPU
Other Planning Matters to Report
- 499 CIL payments –** Monitoring and reporting - The clerk will present a CIL Register for approval which was agreed. The clerk will publish on the website the current status of CIL Payments as required by the planning regulations. The clerk was also asked to confirm with the CIL Officer the exact period of the three years required for compliance with Self-Build.
- 9. Highway Matters**
- 500 Winter Preparedness –** An advert for volunteers for the role of Snow warden will be placed in the Village Newsletter. Grit Salt, Shovels and Grit Spreader are all stored in the centre of the village.
- 501 Verge Cutting and Native orchids and Bath Asparagus –** Cllr. Jenny John has met with the contractor, Dave Craddock, and agreed a plan and a map, so this is not repeated.
- 502 Parking Concerns – Letter from Residents of Courtmead. -** The residents of Courtmead attended the meeting to discuss this matter with the Parish Council. The Chair summarised what the Council had done to-date and the progress made, which was limited. Jane Fox summarised what the residents of Courtmead were currently doing as a consequence of the problems, an example being the need to park as far away as Combe Down. The main issue being that they thought visitors to the village are unaware of residents parking needs. It was suggested that some signage encouraging considerate parking might be helpful. The chair proposed that a meeting take place between a few of the residents and two Parish Councillors, at which signage could be agreed that addressed the parking problems, and also signage that might highlight some of the highway safety issues.
- 503 Southstoke Lane and Village Road Safety Measures -** The Clerk has received a written response from B&NES confirming that the scheme of a 30 m.p.h. limit for South Stoke Lane, and 20 m.p.h. limit for South Stoke Village is being put into the Scheme Assessment and Prioritisation (SAP) process and we need to wait and see if the scheme will be included in future Transport Improvement Programmes.
- 504 Midford Road/Village – road safety issues –** Cllr. Patrick Dawson will report on this next meeting.
- 505 Drainage at the Church lychgate –** The chair will progress this matter with Robert Hellard.
- 506 Signage at junction of Old Midford Road with Packhorse Lane. -** It remains the case that the Parish Council do not have the funds available for such a sign, even if they could persuade B&NES to provide it. They are necessarily focussing on having sufficient funding for speed limits on the village roads and addressing some of the parking issues.

10. B&NES Matters

PARISH LIAISON MEETING – Meeting 30th October 2019 – Report to include:

507 The Public Sector Bodies (Websites and Mobile Applications) (No. 2) Accessibility Regulations 2018.

Compliance deadline 23rd September 2020. This legislation requires us to review and revise our website to ensure it is fully accessible to everyone. A Public Sector Body does not have to comply, if doing so places a disproportionate burden upon it, but it must still publish an Accessibility Statement on the website. A costing/quotation for upgrading the website was £1,100, with an additional annual maintenance cost of £240. The Parish Council considered these figures comparing them to the precept and taking into account the very low hit rate for the site. They unanimously agreed that the cost represented a disproportionate burden on the Parish and will comply only by providing an Accessibility Statement on the site.

508 Bath Preservation Trust – The next meeting has been deferred to the 2nd week of December.

509 CPRE Meeting - Cllr. Mags Stroud reported that CPRE have discussed the situation with the JSP. They are looking to get involved with the development of the Local Plans.

11. Other Matters to Report - None

12. Correspondence Received

510 VE Day 8th May 2020 – Cllr. Mags Stroud will circulate the details of the suggested celebration activities to gain support for some of them.

16. 511 Dates for Future Meetings – The following dates for meetings for the coming year are agreed.

Monday 13th January 2020, Monday 9th March 2020

Annual Parish Meeting: Monday April 20th 2020,

Annual Parish Council Meeting: May 18th 2020 – **The Date of this meeting will be agreed at Jan 13th meeting.**

The meeting closed at 21:51