

WEST HARPTREE PARISH COUNCIL

**Provisional Minutes to be approved at the next Parish Council meeting.**

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Minutes of the remote meeting held on Monday 19<sup>th</sup> April 2021 starting at 7.30 p.m.

PRESENT: Mr R Ireland (Chairman), Mr P Hutton (Vice-Chairman), Mr G Joyce, Mr J Mitchell, Mr P Wood and Mr D Wood.

APOLOGIES: Mrs R Wakeley and Mr C Gay.

No members of the public attended.

The Minutes of the Parish Council Meeting held on 8<sup>th</sup> March 2021 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

**Min. 3843 – Matters Arising from the Minutes – None.**

**Min. 3844 – Urgent Business as agreed by the Chair**

Bus Shelter Roof – The ivy had been removed which highlighted deterioration to the structure. Quotations had been requested but not received. The matter would be followed up and reported to the next meeting.

**Min. 3845 – Correspondence**

Please see Appendix 1.

**Min, 3846 – Report from B&NES Councillor Mr D Wood**

Please see Appendix 2.

**Min. 2847 - Community Infrastructure Levy**

Church Clock – A very detailed and professional quotation had been received from Smith of Derby, essentially, the clock mechanism dated 1947 was obsolete and the motor was worn out, apart from that the clock was generally in good order considering its age. It was proposed and seconded with all other Councillors in favour of accepting the quotation of £1,986.00 plus VAT. A 30% deposit would be sent as soon as possible.

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*(It was noted that no other company was willing to quote for this specialist work).*

A Councillor agreed to continue to take responsibility for overseeing the clock repairs and maintenance.

**Min. 3848 – Local Plan Partial Consultation**

A summary of the Landscape Character Assessment Workshop and a meeting attended to discuss B&NES aspirations for Renewable Energy were presented to the meeting. There was no doubt that it was sensible to aspire to improve the energy situation, but both nationally and within B&NES there was chaos due to poorly designed and thought through power generation policies. To achieve a balance at the right time was the goal allowing renewables to develop without destroying the look of the Chew Valley.

It was proposed to send out a questionnaire to alert residents as to what was happening and also gauge public opinion. It was agreed, following a discussion, that the questionnaire should be sent to the whole of the Valley through the CVNP Group as West Harptree was too small a village to make any impact on its own.

**Min. 3849 – Chew Valley Climate and Nature Emergency**

The Chew Valley Working Group met monthly, with interim updates as necessary. The Group continued to engage with Stakeholders in a bid to phase out fossil fuels.

**Min. 3850 - Recreation Ground**

The annual grass cutting contract was proposed and seconded with all other Councillors in favour of accepting the B&NES quotation for the 2021/22 season.

The remaining tape and out of date signs would be removed from the play equipment.

**Min. 3851 – Licensing Matters**

Reference 21/00135/TABLE – Crown Inn, Table and Chairs Permit. The permit had been granted.

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**in. 3852 – Planning Matters**

New application

**Planning application 21/00764/FUL**, Erection of double garage and workshop to replace existing storage container and sheds.

It was unanimously agreed to support this application, subject to certain conditions.

Applications pending consideration

**Planning application 21/00894/FUL**, Sunnyside, Whistley Lane – Erection of single storey rear extension and internal alterations.

**Planning application 21/00050/FUL**, Orchard Cottage, Ridge Lane – Erection of a two storey 3 / 4 bedroom dwelling, car port for 2 cars and additional parking for 4 cars following demolition of existing cottage.

**Planning application 20/004595/FUL**, Land to the South of Widcombe Lodge (Hinton Blewett) – Erection of dwelling, covered parking, implementation store and formation of vehicular access.

**Min. 3853 – Items for the Information of the Clerk – None.**

**Min. 3854 - Future Remote Meetings**

The date of the next remote meeting: Tuesday 4<sup>th</sup> May 2021 at 7.30 p.m. (Annual Parish Meeting/Assembly) followed by the Annual Meeting of the Parish Council.

The Chairman declared the meeting closed at 8.25 p.m.

Chairman .....

Date Signed .....

## Appendix 1

### Min. 3845 – Correspondence

The following items had been received and circulated prior to the meeting.

1. B&NES – Connecting families Winter Newsletter 2021.
2. B&NES – Precept confirmation.
3. B&NES – Planning Notifications – 21/00453/TCA, Ridgeway, West Harptree. NO OBJECTION and 21/00802/FUL, Hinton Blewett.
4. B&NES – Harptree Hill, Road markings.
5. ALCA – West of England Mass Transport Project.
6. B&NES – Feedback, Tree planting statistics.
7. B&NES – Planning Notifications – 21/00156/FUL, Hinton Blewett.
8. B&NES – Planning Notifications – 21/00259/FUL, East Harptree and 21/00770/TCA, East Harptree.
9. ALCA – Community Carbon Calculator.
10. Rural Services Network – The Rural Bulletin, 16<sup>th</sup> March.
11. B&NES – Planning Regulations, Weekly List No. 12.
12. B&NES – Street Works 16/03/21 – 22/03/21.
13. B&NES – Agenda, Parish Liaison meeting.
14. B&NES – Rapid Covid-19 testing sites in B&NES.
15. B&NES – Planning Notifications – 21/00378/FUL, East Harptree.
16. B&NES, Street Works – Update.
17. Census.Gov – Census day is here.
18. B&NES – Planning Notifications – 21/00259/FUL, East Harptree.
19. B&NES – Planning Notifications – 20/04854/FUL, 21/00878/TCA and 21/00940/FUL, Compton Martin.
20. B&NES, Development Management – New application, 21/00746/FUL, I Nine Elms Cottages, Widcombe Common.
21. Rural Services Network – The Rural Bulletin, 23<sup>rd</sup> March.
22. B&NES – Planning Regulations, Weekly List No. 13.
23. B&NES – Street Works 23/03/21 – 29/03/21.
24. South Stoke PC – Street Lighting Contract.
25. B&NES – Supplementary update on Street Lighting Contract.
26. ALCA – Webinar, Crisis communities.
27. B&NES – Webinar, Cleveland Bridge refurbishment.
28. ALCA – NALC Online Events.
29. Jeff Manning – Accessibility Audit.
30. B&NES – Ground Maintenance Contract.
31. ALCA – Letter to Council Leaders.
32. B&NES – Planning Notifications – 21/00050/FUL, Orchard Cottage, West Harptree.
33. ALCA – Invitation: WDP, have your say.
34. ALCA – Virtual meetings, one step closer.
35. B&NES – Planning Notifications – 21/00894/FUL, Sunnyside, West Harptree and 21.01399/TCS, Compton Martin.
36. Nick Drew – Planning Permission.
37. CPRE – Director’s Bulletin.
38. Bristol Water – Chew Valley Lake picnic area.
39. B&NES – Planning Notifications – 20/04754/FUL, Compton Martin.
40. Rural Services Network – The Rural Bulletin, 30<sup>th</sup> March.
41. B&NES – Planning Regulations, Weekly List No. 14.
42. B&NES – Street Works 30/03/21 – 05/04/21.
43. B&NES – Planning Notifications – 21/01072/FUL, East Harptree.
44. One West – Introduction.
45. Rural Services Network – The Rural Bulletin, 6<sup>th</sup> April.
46. B&NES – Planning Regulations, Weekly List No. 15.
47. B&NES – Street Works 06/04/21 – 12/04/21.
48. B&NES – Planning Notifications – 21/00764/FUL, I Nine Elm Cottages, Widcombe, West Harptree.
49. Rural Services Network – Rural Funding Digest, April Edition.
50. ALCA – April, In Short.
51. B&NES – Planning Notifications – 21/01195/VAR, East Harptree.
52. ALCA – Advice Note: Death of a Senior Figure.
53. ALCA – NAOC Newsletter 090421.
54. ALCA – Local Government Lawyer Newsletter.
55. B&NES – HRH The Prince Philip, Duke of Edinburgh.
56. B&NES – Planning Notifications – 20/04311/FUL, Compton Martin and 21.00137/COND, East Harptree.
57. B&NES – Planning Policy, LPPU and SPDs – Parish Webinar.
58. Rural Services Network – The Rural Bulletin, 13<sup>th</sup> April.
59. B&NES – Planning Regulations, Weekly List No. 16.
60. B&NES – Street Works 13/04/21 – 20/04/21.
61. B&NES – Planning Notifications – 21/00819/AGRA, Coley.
62. Mendip Hill AONB – Press release, 16<sup>th</sup> April 2021.

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## Appendix 2

### **Min. 3846 – Report from B&NES Councillor Mr D Wood, dated 11/4/21**

#### **End to Virtual Meetings?**

A U-turn on this is possible, but it looks like all meetings will go back to physical meetings from 7/5/21.

As most evenings have more than one meeting scheduled, the age of Zoom has worked well in trying to get to all or part of almost every meeting I'm called to by B&NES and Parish Councils. Monday 12/4/21 is a good example, as I have a 630-830pm meeting (that would normally be in Bath) and a WHPC meeting at 730pm that would normally be in West Harptree. Virtual meetings should allow me to attend both meetings that evening. This will become harder as physical meetings return.

#### **20mph Speed Limit in West Harptree**

B&NES highways needed a steer for me on this topic and I'm grateful to WHPC, via Jan, for a timely steer from the Parish Council.

My steer was the same as WHPC, which was that we should use the £5k I got included in the B&NES Council budget for 2021/22 to implement a 20mph speeding limit. But also, that we hoped some further possible solutions would come forward – physical measures – that WHPC could look at to consider providing CIL funding for.

The main steer from Highways was that they hoped that any future programmes could attract broad support from the community.

In terms of the 20mph limit in 2021/22 there will need to be some more conversations about exact locations for this. At the right time a further conversation between Highways and representatives of WHPC would be useful.

#### **Renewables Meeting**

There was a useful meeting between members of WHPC and B&NES officers from Renewables and from Planning. I anticipate the need for further meetings or discussions around this.

#### **Specific questions update about Local Plan Partial Update**

Following on from my last update there is a further update below from the Director of Planning. Much of this amounts to 'this is still a work in progress' but the direction of travel about housing allocation in the Chew Valley and Mendip wards looks very encouraging.

"I've provided high level responses to the questions below but please note that some of the issues raised by the parishes are being worked through via the LDF Steering Group over the its next 4 meetings in the run up to Council in June. The preferred approach will need to be set by Council when it agrees the draft Plan in June. Therefore, we are not yet in a position to conclude on the preferred approach. In addition, we are arranging bespoke briefing sessions with parishes collectively.

Will we be limiting wind to areas of moderate landscape impact?

In light of our ambitious renewable energy target to facilitate our objective for zero carbon by 2030, and the fact that we are not on course to meet the Core Strategy renewable energy target, means that we will need to take a more facilitative policy towards all forms of renewable energy. However, we will still need to take account of national policy on conserving the environment, and Government policy is quite prescriptive on wind energy in particular, i.e., we need to be pro-active to identify suitable areas. What this means for the new approach in the LP Partial Update is due to

be considered by the LDF SG on 26th April but there are other factors than landscape impact to consider e.g., the grid, agricultural land, ecology are equally important to consider spatially.

Will existing on street parking be converted to EV?

This does not normally require planning permission but I understand the sustainability Team is seeking to foster a pro-active approach, working with transport colleagues. The LP Partial Update is likely to set EV requirements for new parking spaces (due to be considered by the LDF SG on 26th April).

Concern about superseding CVNP with SPD. ST7

Work with parishes to establish that. Can we devolve to parishes?

We are reviewing the parking standards which are due to go to LDF SG on 26th April and subsequently at the bespoke parishes meeting in late April. The current proposal is for B&NES to set the standards, working liaison with parishes. The decision on the approach will ultimately be that of B&NES members.

Will the Housing development boundary likely be option 1? Preferred

This seems to be the preference of parishes in their responses to consultations and this would provide greater clarity. However, it may require settlements that don't currently have scope for any new housing to start being open to infill development where appropriate. We may ask Parishes to help review the HDBs to ensure they fulfil the role as 'infill' boundaries. The LDF SG will provide a steer on this at its meeting on 17th April and this is also one of the items on the agenda for the late April Parish briefing.

No new housing allocation to Mendip or CV ward?

It is unlikely that the draft plan will include any new housing allocations in these parishes.

Can we stipulate any rural development has to be small and affordable?

This is generally the approach we take for most of the rural areas, depending on how 'small' is defined. We do not anticipate making any new site allocations in rural areas through the Partial Update and whilst we have 5 year HLS we can resist predatory plg apps. In the Green Belt, only infill and small affordable housing sites and exceptions are permissible in any case.

Can we presume against change from business to residential in rural areas?

Conflict between CVNP BF2 and ED1B?

Since the adoption of the Chew Valley Plan and the Placemaking Plan, the Government has amended the Permitted Development Rights with the creation of the new business E class which reduces the ability of the Planning system to control some changes of use. Further changes have recently been made which will take effect in the next few months and whilst a change from retail/business to residential has been loosened, office to residential has been tightened. We are recommending changes to the LP to further restrict the loss of industrial land across the district. I know that some of the parishes have been in discussion with the policy team on the interaction of these 2 policies and it is an issue of implementation/interpretation i.e., the parish interpretation is that *Policy BF2 sets out a process that should be followed before (rather than instead of) applying the development test of policy ED1.B and is thus additive and certainly not conflicting.* I will have to check where these discussions have reached.

Para79 apps. Failure to protect national landscape. Criticism by inspector

If this relates to the appeal on the land to the south of Widcombe Lodge, then we have been in discussion with the parishes and I will need to check where these got to. I will try get back to you before the weekend but I think it may be an issue for the full review of the Local Plan.

Will there be a detailed landscape appraisal for renewables? I.e., locations plotted on a map  
We are updating the landscape evidence base to support the Local Plan Partial Update and the WECA Spatial Development Strategy but B&NES members have yet to decide the approach that the policy should take – see also the response to the first question”.