

WEST HARPTREE PARISH COUNCIL

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

Page 29 of 19/20

Minutes of the special meeting held on Tuesday 13th August 2019 at the Memorial Hall, West Harptree starting at 7.30 p.m.

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

APOLOGIES: Mr C Gay, Mr G Joyce, Mrs R Wakeley, Mr P Wood and Mr D Wood.

No members of the public attended.

Min. 3641 – Planning Matters

New Application(s)

- a. **Planning application 19/02978/VAR**, Fairash Poultry Farm, Compton Martin Road – Variation of conditions 6, 7, 8, 9, 12 and 15 of application 19/00108/VAR (Variation of condition 2 of application 17/05748/FUL), Conversion and part demolition of redundant poultry sheds to form 2 No. live-work dwellings and associated access and landscaping works. (Resubmission).

It was agreed to Object to this application.

West Harptree Parish Council understands that B&NES has recently agreed to sell all or part of the existing visibility strip alongside the A368 to enable the formation of the access to the site but this is not apparently reflected in the plans attached to the application.

Our principle concern remains the safety of Fairash crossroads and we are clearly very concerned that sale of the visibility strip will limit the opportunities for future improvement to this junction, which is a known accident blackspot.

West Harptree Parish Council must therefore Object to the application on the grounds of road safety until full details of the transfer of land ownership have been provided by B&NES. We would also record our view that it is wholly inappropriate to seek responses from consultees and moreover inappropriate to reach a decision on this application until all material facts are both known and properly presented to all concerned.

- b. **Planning application 19/03294/FUL**, Vicarage Lawns, Bristol Road – Erection of an oak framed, timber clad 2 bay garage.

It was agreed to support this application.

Initials

Application pending consideration

- c. **Planning application 19/02324/VAR**, Bellhorse Cottage, Bellhorse Lane – Variation of condition 5 for application 17/013565/FUL (Proposed first floor extension and two storey extension to rear. Demolition of existing garage and outbuildings and construction of new single storey garage and link to house).

Notification of decision

- d. **Planning application 19/00958/FUL**, Bungalow Farm Workshop, East Harptree Road – Infill space between two industrial buildings to form new building and retrospective permission for further industrial building. PERMIT.
- e. **Planning application 19/00692/FUL**, Stratford Mill, Stratford Lane - Erection of replacement dwelling and change of use of proposed site area (agricultural to domestic) (Resubmission). PERMIT.
- f. **Planning application 19/02052/FUL**, Sunnyside, Whistley Lane – conversion and change of use of stone built outbuilding/barn with part replacement structure and associated works to create three bed dwelling (C3) with detached carport. PERMIT.

It was agreed to write to the Head of Planning Services, Simon de Beer to record our frustration and dismay that the Case Officer dealing with this Planning application had failed to respond to our very reasonable comments and had also failed to implement policies set out in the Chew Valley Neighbourhood Plan.

Min. 3642 – Wooden Seat Refurbishment

It was proposed and seconded with all other Councillors in favour of accepting the quotation of £168 to refurbish the wooden seat by the Church Wall and the wooden seat in the Bus Shelter.

Min. 3643 – Finger posts

A number of queries raised by Somerset Forge regarding the finger post refurbishment were agreed and addressed.

Min. 3644 – Village Clean Up Event

The next village clean up event would take place on Saturday, 21st September 2019. Volunteers would meet at the Bus Shelter at 10 a.m.

Initials

Min. 3645 – Financial Matters

The following invoices were proposed, seconded and agreed for payment:-

SSE, Electricity	£ 15.74
ALCA, Training course	£ 92.31
Mrs J Burdge, Clerk’s wages	£1,362.80
Mrs J Burdge, Clerk’s expenses	£ 43.91
A S Roofing & Maintenance Ltd, Hall roof upgrade	£9,186.00

The bank reconciliation as at 30th June 2019 was agreed as a correct record.

Min. 3646 – Items for the Information of the Clerk – None.

The Chairman declared the meeting closed at 8.05 p.m.

Min. 3647 - Future Meetings

10th September at 7.30 p.m.

8th October at 7.30 p.m.

12th November at 7.30 p.m.

Chairman

Date Signed