

WEST HARPTREE PARISH COUNCIL

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

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Minutes of the meeting held on Tuesday 12th December 2017 at the Memorial Hall, West Harptree starting at 7.35 p.m. following public participation.

PRESENT: Mr R Ireland (Chairman), Mr P Hutton (Vice-Chairman), Mr C Gay, Mr M Taviner, Mr P Wood and Mr T Warren.

APOLOGIES: Mrs R Wakeley
1 member of the public attended.

The Minutes of the Parish Council Meeting held on 14th November 2017 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3300 – Matters Arising from the Minutes - None.

Min. 3301 – Urgent Business as agreed by the Chair – None.

Min. 3302 – Notice of a Vacancy

Following the Resignation of Cllr Mrs Lauren Hillier, a casual vacancy had arisen and had been advertised for the statutory 14 days. No request had been made for an election therefore the vacancy would be filled by co-option.

Min. 3303 – Community Infrastructure Levy (CIL) Funding

Several suggestions were put forward including free/top up broadband vouchers, speed reduction measures, Recreation Ground funding, purchasing our own litter picking kit and the provision of bollards on the pavement by the Church wall. It was also proposed, seconded and agreed to fund, (at a cost of £163.00), the provision of a white line which would define the boundary between the A368 and Millennium Way.

Min. 3304 – Memorial Hall

There was nothing to report to the meeting.

Min. 3305 – Highways and Pavements

Millennium Way and a neighbouring driveway were repeatedly blocked

Initials

by drivers of vehicles using the Shop. Please see CIL Funding above.

It had been agreed that Manchester Bollards would be provided on the proposed new pavement outside the Crown.

Councillors had continually stressed that they felt the new pipe under Dilly Meadows was not large enough to cope with the huge volumes of water that could be generated in severe conditions by the three drain sources that need to transit through it. The main village drain upgraded by B&NES two years ago ends up in a gully before passing under the road towards it, the substantial volumes from the Village Hall drains that also end up in this gully, and road surface water that ends up here from the village, and passes through the grid in the wall. Despite repeated representations, B&NES Officers indicate that what has been installed is adequate, and will not pursue this any further. Whilst West Harptree Parish Council will endeavour to engage with landowners to try to mitigate water run-off, they have no powers of enforcement, hence their attempts to ensure that this pipe, where most of the water exits the village, was upgraded. Copies of the relevant B&NES replies were available and would be retained with these minutes.

Blocked drains/flooding issues near the Blue Bowl had been reported as well as potholes at Widcombe.

The village centre continued to be chaotic due to parked cars and vans. It was agreed to wait and see if the chaos continued once the School House building work had been completed.

A number of re-occurring blocked drains had been reported, particularly by the Blue Bowl, Fairash and outside the Old School. The District Councillor agreed to progress the matter.

A great improvement to Harptree Hill was noted. It had been resurfaced in places and the tall hedge had been cut back. Thanks would be extended to D B Gibbons who had cut the hedge.

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Min. 3306 – Recreation Ground

The Recreation Ground was in good order. The hedge had been recently trimmed.

Min. 3307 – Assets of Community Value

A training meeting had been attended regarding registering Assets of Community Value. In summary, the purpose of registering ACVs was to give communities the right to identify buildings or other land they believe to be important to a community's social well being. If a registered asset came up for sale, it stopped the clock to enable a community group to be given a chance to make a bid to buy it on the open market. In West Harptree two ACVs had been highlighted, the Shop and the Crown. An ACV Nomination Form would be completed for each business in due course.

Min. 3308 – Correspondence

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

1. B&NES – Street Works 14/11/17 – 20/11/17.
2. B&NES – Draft minutes, Parishes Liaison meeting, 20th October.
3. Planning Registration – Weekly List No. 46.
4. Mrs L Hillier – Resignation.
5. B&NES – Chair's Community Awards
6. B&NES – Culvert.
7. B&NES – ACV meeting confirmation.
8. B&NES – Notice of a Vacancy.
9. Bristol Airport – We want your views.
10. WERN – Broadband updates.
11. ALCA – Get involved with NALC's diversity work.
12. B&NES – Changing together.
13. Smaller Authorities Audit Appointment.
14. Rural Services Network Weekly Digest, 20th November.
15. ALCA – In Short, 2nd November.
16. ALCA – Risk Assessment Workshop.
17. B&NES – Street Works 21/11/17 – 27/11/17.
18. Planning Registration – Weekly List No. 47.
19. Chew Valley Forum meeting, 4th December.
20. Development Management – New application 17/05532/FUL Nethway.
21. B&NES – Lew Local Plan Options Consultation.
22. Peta Romaine – East Barn.
23. ALCA – Clerk's Workshop.
24. B&NES Parishes Online Mapping Event.
25. Rural Services Network Weekly Digest, 27th November.
26. B&NES – Potential Flooding, Bristol Road.
27. B&NES – Street Works 28/11/17 – 04/12/17.
28. Planning Registration – Weekly List No. 48.
29. Development Management – New application 17/05748/FUL Fairash Poultry Farm.
30. Development Management – New application 17/05720/FUL The Blue Bowl.
31. Tim Warren – Bollards.
32. Rural Services Network Weekly Digest, 4th December.
33. Charles Romaine – East Barn.
34. B&NES – Updated 2017-2021 WRFC Strategy.
35. B&NES – East Barn to be dealt with under Delegated Powers.

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36. Development Management – Notification of Decision 17/04763/VAR East Barn. PERMIT.
37. B&NES – Bollards.
38. B&NES – White Keep Clear line.
39. Development Management – Notification of Decision 17/02840/FUL Parcel 4700 – PERMIT.
40. B&NES – Interagency Bulletin, 17th December.
41. Jon Mitchell – East Barn.
42. B&NES – Street Works 05/12/17 – 11/12/17.
43. B&NES Highways – Dilly Meadows.
44. Planning Registration – Weekly List No. 48.
45. HM The Queen – Thank you.
46. Local Government Boundary Commission for England – Consultation on draft recommendations for Ward boundaries in B&NES.
47. B&NES – ACV meeting.
48. B&NES – Councillor Resignation.
49. B&NES – Funding Bulletin.
50. Development Management – Notification of Decision 17/05020/VAR Ridge Cottage. PERMIT.
51. B&NES – Centre for Applied Autism, University of Bath.
52. B&NES - Chew Valley Forum, follow up.
53. Latest News from the ICO.
54. Paul Gray – Christmas Tree.
55. Claire Allen – Highways enquiry.
56. B&NES – Dilly Meadows green spaces.

The following items were received at the meeting:-

1. The Local Government Boundary Commission for England – Electoral Review of Bath & North East Somerset : Draft Recommendations. Councillors had noted the Draft Recommendations.

Min. 3309 – Planning Matters

New applications

Planning application 17/05720/FUL, The Blue Bowl, Bristol Road –
Erection of 2 polytunnels for horticultural use (Resubmission).

Councillors unanimously agreed to Support this application.

Planning application 17/05532/FUL, Nethway, Bristol Road – Erection of
single store rear and side extension and new replacement porch
following demolition of existing rear extension and front porch.

Councillors unanimously agreed to Support this application.

Planning application 17/05748/FUL, Fairash Poultry Farm – Conversion
and part demolition of redundant poultry sheds to form 2no. live-work
dwellings and associated access and landscaping works (Resubmission).
Councillors unanimously agreed to Comment Only and responded as
follows:-

1. The Site

Access onto the busy A368 is very near Fairash crossroads A368/junction with Harptree Hill/C406, it is a staggered junction on the brow of a hill and is a safety concern. West Harptree Parish Council would be mindful to support this application if fundamental improvements to Fairash Crossroads and the Site access/turn in from the A368 could be achieved.

Initials

2. Building Materials

The proposed design and building materials should be sympathetic and reflective of the Chew Valley Neighbourhood Plan criteria and the Area of Outstanding Natural Beauty in which it sits.

3. Additional Comments

Whilst we are unhappy with the access to this Site which is outside the village boundary, development of this site will ensure that the redundant chicken sheds will not deteriorate further and become an eyesore.

Application pending consideration

Planning application 17/04106/FUL, White Rose Cottage, Bristol Road – Erection of timber stable block and a “Ménage”.

Notification of decision

Planning application 17/04763/VAR, East Barn, Whitecross Farm – Variation of condition 2 of Application 16/05845/FUL (Conversion of an existing barn to office accommodation (Use Class B1)). PERMIT.

Planning application 17/04788/FUL, 5 Ridge Crescent – Erection of single storey rear extension and erection of a first floor rear extension. REFUSE.

Planning application 17/05020/VAR, Ridge Cottage, Ridge Lane – Variation of condition 5 of Application 17/02749/FUL (Erection of single and two storey rear extensions). PERMIT.

Min. 3310 – Financial Matters

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

SSE (Electricity)	£ 15.50
West Harptree Memorial Hall Grant	£700.00
Mrs C Robertson, Bus Shelter cleaning	£ 60.00

Notification of external auditor appointments for 2017/18 financial year. ALCA would be contacted for guidance.

Further information would be sought regarding the relocation of the Parish Council’s bank accounts once the Chew Magna Branch closed next year.

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Min. 3311 - Meetings attended

Assets of Community Value, see above.

Min. 3312 – Items for the Information of the Clerk

Councillor’s attention was drawn to a significant incident on the footpath behind Gournay Court where a member of the public was injured and needed hospital treatment following a fall at 17.30 p.m. on 1st December. It highlighted the need to be careful when out walking, especially in the dark. B&NES Rights of Way Department would be asked to check to see if the footpath required attention.

The plants in the Triangular flowerbed had been frosted and would be pulled out at the weekend. The area would be left fallow until the Spring.

The Chairman wished everyone a very Happy Christmas and a Peaceful New Year and declared the meeting closed at 8.55 p.m.

Min. 3313 - Future Meetings

- 9th January 2018 at 7.30 p.m.
- 13th February at 7.30 p.m.
- 13th March at 7.30 p.m.

Chairman

Date Signed