

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 11th December 2018 at the Memorial Hall, West Harptree starting at 7.00 p.m.

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

APOLOGIES: Mr C Gay and Mr J Mitchell.

One member of the public attended.

The Minutes of the Parish Council Meetings held on 13th November 2018 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3498 – Matters Arising from the Minutes - None.

Min. 3499 – Urgent Business as agreed by the Chair – None.

Min. 3500 – Chew Valley Neighbourhood Plan

There was no update prior to the meeting.

Min. 3501 – Joint Spatial Plan and Local Plan Consultation

There was no option to include small villages such as West Harptree in the proposals due to lack of sustainability.

It was agreed to draft a response to the Consultation prior to the January deadline.

Min. 3502 - Community Infrastructure Levy (CIL) Funding

A CIL meeting had been attended in Keynsham which explained the difference between Section 106 and CIL monies and confirmed that the two funds could not be combined for use on a single project. It also reiterated the wide remit that CIL funding could support within the community.

It was highlighted that the Clock required attention/refurbishment and would be considered for CIL funding in due course.

Initials

Min. 3503 – The General Data Protection Regulation (GDPR)

Monitoring the Parish Council's compliance with the GDPR Regulations was ongoing.

Min. 3504 – Memorial Hall

The Hall was in good order.

The purchase of a projector, screen and hearing loop were in hand.

Councillors were mindful of the fact that the back roof and electrical matters would need to be addressed shortly.

Min. 3505 – Highways and Pavements

Disappointment was expressed that the three drains that had been created to alleviate flooding in the dip near Fairash had not worked.

It was noted that both Ridge Lane and Harptree Hill would be closed in January for works.

The District Councillor agreed to look into the timescale regarding the provision of the paving apron in front of the Crown and report to the January meeting.

Flooding was reported in the Narrows, Sutton Road.

Min. 3506 – Recreation Ground

The Recreation Ground was in good order. The hedge had been trimmed. Thanks, would be extended to D B Gibbons for their support.

Min. 3507 – Assets of Community Value

The Assets of Community Value process to register the Crown had been completed. It would be confirmed whether B&NES would send a reminder near the renewal date or whether it was the PCs responsibility. A draft proposal to register the Shop as an ACV would be discussed at the January meeting.

Initials

Min. 3508 – Correspondence

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

1. ALCA – November In Short.
2. Planning Registration – Weekly List No. 46.
3. B&NES – Street Works – 0/10/18 – 19/11/18.
4. Rural Services Network – The Rural Bulletin, 9th October.
5. ALCA – Falmouth Town Council regarding Toilet Tax SCA Proposal.
6. B&NES – Our Young Stars.
7. B&NES – NI to List THTTC1869, Ridge Lane.
8. B&NES – Highways Update.
9. GB Sport & Leisure – Lost cheque.
10. Gigaclear – Road Closure, Ridge Lane.
11. Development Management – Decision notification 18/04503/FUL, The Blue Bowl. PERMIT.
12. B&NES – The Crown, ACV.
13. B&NES – Housing Newsletter.
14. Audio Visual Direct – Mailshot.
15. David Woods – Street Lighting.
16. ALCA – Estimated subscription.
17. Tim Warren – Steve Kendall update.
18. Planning Registration – Weekly List No. 47.
19. B&NES – Street Works – 20/11/18 – 26/11/18.
20. Rural Services Network – The Rural Bulletin, 20th November.
21. B&NES – Bath Clean Air Zone, Consultation reminder.
22. B&NES – Community Awards.
23. Gigaclear – Update.
24. B&NES – Draft minutes, Parishes Liaison meeting.
25. ALCA – VAT Workshop.
26. B&NES – Development Obligations, CIL notification.
27. B&NES – Changes to Maternity Services.
28. B&NES – CIL payment notification.
29. Environment Agency – Flood Action Campaign 2018.
30. Development Management – Decision notification 18/04759/TCA, Gournay Barn. NO OBJECTION.
31. Planning Registration – Weekly List No. 48.
32. B&NES – The Crown ACV agreed by B&NES.
33. B&NES – Street Works – 27/11/18 – 03/12/18.
34. Rural Services Network – The Rural Bulletin 27th November 2018.
35. Mendip Hills AONB – Press Release, 27th November.
36. Lifeskills Bristol – Funding request.
37. Connecting Devon and Cornwall – Reminder Broadband User survey.
38. B&NES – Follow Up from Chew Valley Forum.
39. B&NS – Remittance Advice, 26th November.
40. B&NES – Interagency Bulletin.
41. Mendip Hills AONB – Draft Management Plan 2019-24, Consultation.
42. B&NES – Our Young Stars Awards.
43. B&NES – Informing the Council about Standards complaints.
44. B&NES – Public Health News.
45. Planning Registration – Weekly List No. 49.
46. B&NES – Street Works – 04/12/18 – 10/12/18.
47. Rural Services Network – The Rural Bulletin, 4th December 2018.
48. Mendip Hills AONB – 2018 Volunteer of the Year Award.
49. Development Management – Decision notification 18/04610/CLEU, Bungalow Farm. LAWFUL.
50. B&NES – NI to List THTTC1883, Harptree Hill.
51. B&NES – NI to List THTTC1889, Ridge Lane.

The following items were received at the meeting:

- Dial a Ride – Grant request.

Min. 3509 – Planning Matters

Parish Council Pre-Application Enquiry (*Response carried forward from November*)

Planning Enquiry, Barn Conversion Whistley Lane – Erection of a Garage.

It was agreed to respond as follows:-

We would have no objection to the erection of a Garage at this site, subject to the re-location of the two existing parking spaces within the curtilage of the plot.

CVNP Policy HDE8b Parking – Domestic Dwellings states “To be supported proposals for all new residential developments must provide a minimum of: Two spaces per dwelling up to three bed dwellings. Three spaces per four bed dwellings and above. Half a space per dwelling for visitor parking.

Garages are excluded from the prescribed minimum standards. If no garage or secure area is provided there must also be provision for cycle parking as per 1 secure

Initials

covered stand per dwelling in a communal area for residents, plus 1 stand per 8 dwelling for visitors”.

We would however object to a possible future proposal to convert the garage into a habitable space.

Application pending consideration

Planning application 18/02543/FUL, Chew Valley Lake Walking and Cycle Trail, Walley Court Road, Chew Magna – Creation of a leisure trail for walkers and cyclists around Chew Valley Lake (including associated engineering works). **Now amended such that the Eastern Section and Southern Section are now excluded from the application. Permission now sought for North-West Section only.**

Notification of Appeal

Planning application 18/00505/FUL, Land to South of Widcombe Lodge, Widcombe – Erection of a dwelling (Resubmission).

Notification of decision

Planning application 18/04503/FUL, The Blue Bowl, Bristol Road – Erection of a polytunnel.

- PERMIT.

Planning application 18/04759/TCA, Gournay Barn, The Street – Tree Works, Monterey Pine Trees x 3 – fell, Silver Birch x 1 – fell, Conifer x 1 – fell.

- NO OBJECTION.

Planning application 18/04610/CLEU, Bungalow Farm Workshop, East Harptree Road – Use of buildings in connection with the business of plant and agricultural machinery and equipment repair (Certificate of Lawfulness for an Existing Use).

- LAWFUL.

Min. 3510 – Financial Matters

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

SSE, Electricity	£16.16
Mrs C Robertson, Bus Shelter Cleaning	£60.00

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GB Sport & Leisure £7,590.00
(Replacement cheque)

Min. 3511 - Meetings attended

CIL meeting, Keynsham. (Please see report above).

Min. 3512 – Items for the Information of the Clerk – None.

The Chairman wished everyone a Merry Christmas and a Happy New Year and declared the meeting closed at 8.30 p.m.

Min. 3513 - Future Meetings

8th January 2019 at 7.30 p.m.

12th February at 7.30 p.m.

12th March at 7.30 p.m.

Chairman

Date Signed