

WEST HARPTREE PARISH COUNCIL

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

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Minutes of the meeting held on Tuesday 14<sup>th</sup> February 2017 at the Memorial Hall, West Harptree starting at 7.35 p.m. following public participation.

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

APOLOGIES: Mr R Ireland (Chairman), Mr C Gay, Mrs L Hillier and Mr T Warren.

6 members of the public attended.

The Minutes of the Parish Council Meeting held on 10<sup>th</sup> January 2017 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

**Min. 3166 – Matters Arising from the Minutes -None.**

**Min. 3167 – Urgent Business as agreed by the Chair**

Parish Council Insurance due for renewal on 17<sup>th</sup> March 2017.

The invoice from Came & Company totalling £275.00 including insurance premium was proposed, seconded and agreed for payment.

**Min. 3168 - Placemaking Plan**

B&NES confirmed that West Harptree had been reclassified as an RA2 village.

The housing development boundary around Leacroft should be tight against the garden space and not the paddock space which could be open to abuse. B&NES advised that at the time of re-drafting the HDB, the precise boundary of the land to be kept open was not clear. Hence the site was included in the HDB with the requirement that the paddock in the south-western part of the site should be retained as open. With the precise boundaries having been clarified through the planning permission, it might be possible to re-draw the HDB in the New Local Plan in due course.

Comments had been submitted to the PP consultation document to reinforce Councillor's demands to re-draw the HDB around the garden space only.

Initials ....

**Min. 3169 - Neighbourhood Plan**

The Referendum had been widely advertised and would take place on 16<sup>th</sup> February 2017. It was reported that a great deal of interest had been shown in the plan. It was hoped that this would be reflected in a good turn out on Thursday.

**Min. 3170 – Memorial Hall**

The Hall was in good order. The matter of increasing the height of the wall outside the kitchen would be discussed at the next meeting of the Hall Management Committee.

A village social meeting would be arranged for the spring to discuss the future of the hall going forward.

**Min. 3171 – Highways and Pavements**

The 30mph sign on the A368, near Cowleaze Lane was insitu.

Action: Thanks would be extended to Stefan Chiffers.

It was reported that Stefan Chiffers was in the process of drawing up a 3-year highway budget. It would include money set aside for a feasibility study to look into slowing traffic down, and also address parking in the centre of the village. It was a huge coup for West Harptree. Councillors would be informed of the time-scale in due course.

Potholes on Harptree Hill and a blocked drain opposite the gate at Fairash Farm would be reported.

Phase III of the flood prevention work (near the Hall) had been completed. Two sections of small diameter pipe had been replaced with larger 750mm pipe. It was discovered that the small pipe had been partially obstructed, which would have hindered water flow.

It was reported that following recent rainfall the Leacroft site had flooded. Councillor's were sceptical that the amenity/attenuation pond would take all the surplus water leading to flooding of the proposed new properties. Photographic evidence would be collated for later use, if required.

Initials ....

### Village Tidy Up/Litter Picking Day

It was agreed to hold a village tidy up/litter picking day on Saturday 1<sup>st</sup> April 2017 following last year's very successful event. Volunteers would be asked to meet at the Triangle at 10 a.m.

Action: The event would be widely advertised and the litter picking/safety equipment would be ordered from B&NES.

### **Min. 3172 – Recreation Ground**

The Recreation Ground was in good order. A great deal of litter had been collected including two full carrier bags, even though the litter bin was hardly full. Fly tipping was suspected.

### **Min. 3173 – Assets of Community Value**

It had not been possible for a Councillor to attend the training meeting on 24<sup>th</sup> January 2017.

### **Min. 3174 – Correspondence**

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

1. AED Locator – Planning Application 16/05845/FUL East Barn.
2. ALCA – Royal Garden Party.
3. B&NES – CVNP Notice.
4. Mendip Hills AONB – Facebook for Farmers.
5. B&NES – Parking Strategy.
6. Development Management, Notification of decision 16/05231/FUL, Sunnyside. Permit.
7. B&NES – Housing Newsletter.
8. Dial a Ride Service and Grant Application.
9. B&NES – CVNP Referendum Poll Cards.
10. B&NES – Repair Café.
11. Stefan Chiffers – 30mph Sign.
12. Development Management, New application 17/000107/FUL, Hawk How, Ridge Lane.
13. Malcolm Lane & Son Ltd – Introduction.
14. Planning Regulations - Weekly List No. 3.
15. B&NES – Street Works 17/1/17 – 23/1/17.
16. Planning Regulations – Weekly List No. 4.
17. ALCA – In Short 24/1/17.
18. Quartet – Grant Information.
19. B&NES – Street Works 24/1/17 – 30/1/17.
20. Strategy & Performance – Funding Bulletin.
21. Planning Policy – Call for Sites, New Local Plan.
22. ALCA – Request for Case Study Material, Rural Affordable Housing.
23. ALCA – DIS Extra 900.
24. B&NES – Street Works 31/1/17 – 7/2/17.
25. Planning Registration – Weekly List No. 5.
26. ALCA – Conference Programme.
27. B&NES – Changes to rubbish collections.
28. Mendip Hills AONB – New Eyes on the Block.
29. Development Management – New application, 17/00474/FUL 3 Ridge Crescent.

Initials .....

30. ALCA – Royal Garden Party.
31. ALCA – Win an Apple iPad.
32. B&NES – Recycling response.
33. Development Management – Notification of decision, 17/00085/TCA Church View, 10 Parsonage Close. No objection.
34. B&NES – Street Works 7/2/17 – 13/2/17.
35. Planning Regulation – Weekly List No. 6.
36. B&NES – Notice of a Poll, CVNP.
37. B&NES – Agenda for the Parishes Liaison meeting, 15<sup>th</sup> February.
38. Latest News from Bristol Airport.
39. Development Management – Notification of decision, 16/05732/VAT, Sunnyside. Permit.

The following items were received at the meeting:- None.

### **Min. 3175 – Planning Matters**

#### **New Applications**

**Planning application 17/00107/FUL**, Hawk How, Ridge Lane –  
Erection of conservatory and new porch and installation of dormer windows and first floor balcony.

Councillors unanimously agreed to support this application for the following reasons:-

1. The plans are good and show that the existing building will be improved both in appearance and layout.
2. The addition of a conservatory will not impact on the local surroundings.
3. The building materials are sympathetic, with hardwood windows replacing the existing Upvc.
4. The additional insulation will make the property more energy efficient.
5. Tree planting will enhance the site and its appearance.

**Planning application 17/00474/FUL**, 3 Ridge Crescent – Erection of a double storey rear extension and single storey side extension following demolition of existing rear porch.

Councillors agreed to Comment only on this application.

1. The proposed extensions are in keeping with other extensions in the Crescent.
2. Concern was raised regarding the size of the rear extension, it is very close to the site boundary and may impact on the neighbouring property.

Initials .....

**Planning application 17/00146/LBA**, Parsonage Farm, Bristol Road – Internal and external alterations to facilitate refurbishment of SW wing of Parsonage Farm.

Councillors unanimously agreed to support this application.

Action: Councillor's decisions would be forwarded to B&NES Planning Department.

Applications awaiting a response from the Planning Department.

**Planning application 16/04987/VAR**, Parsonage Farm, Bristol Road – Variation of condition 2 attached to application 14/01960/FUL (Erection of 3no. dwellings (Proposed amendments to plots 9-11 of approved scheme 06/01960/FUL).

**Planning application 16/05845/FUL**, East Barn, Whitecross Farm, Bristol Road – Conversion of an existing barn to a flexible use comprising tourism accommodation (Use Class C3) and part of the ground floor as office accommodation (Use Class B1).

Notification of decision

**Planning application 16/06056/ADCOU**, Barn, Stratford Lane – Prior approval request for change of use of Agricultural Barn to Dwelling (C3) and associated operational development. REFUSE.

**Planning application 16/05231/FUL**, Sunnyside, Whistley Lane – Conversion and change of use of barn and outbuildings to form 3 bed dwelling. PERMIT.

**Planning application 16/05732/VAR**, Sunnyside, Whistley Lane – Variation of condition 2 of application 14/03989/FUL allowed on appeal 9<sup>th</sup> December 2015 (Proposed new vehicular access). PERMIT.

**Planning application 16/03181/RES**, Leacroft House, Bristol Road – Approval of Reserved matters with regard to outline application 14/05899/OUT. (all matters besides access; i.e. appearance, landscaping, layout and scale). APPROVE.

Initials .....

**Planning application 17/00085/TCA, Church View 10 Parsonage Close**  
– 2x Leyland Cypress – remove. 1x Black Poplar – remove.  
NO OBJECTION.

**Min. 3176 – Financial Matters**

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

SSE (Electricity)	£ 16.41
B&NES Council (Recreation Ground Grass cutting)	£865.09
Came & Company (Insurance)	£275.00

**Min. 3177 - Meetings attended - None**

**Min. 3178 – Items for the Information of the Clerk - None.**

The Chairman declared the meeting closed at 8.17 p.m.

**Min. 3179 - Future Meetings**

14<sup>th</sup> March at 7.30 p.m.

11<sup>th</sup> April at 7.30 p.m.

9<sup>th</sup> May at 7.30 p.m.

Chairman ..... Date Signed .....