

WEST HARPTREE PARISH COUNCIL

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

Page 39 of 20/21

Minutes of the remote meeting held on Monday 8th February starting at 7.30 p.m.

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

APOLOGIES: Mrs R Wakeley.

One member of the public attended.

The Minutes of the Parish Council Meeting held on 11th January 2021 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3824 – Matters Arising from the Minutes – None.

Min. 3825 – Urgent Business as agreed by the Chair

New application

Planning application 21/00453/TCA, Ridgeway, Ridge Lane – Cherry (T1) – fell to ground level as base of trunk shows signs of decay.

It was unanimously agreed to support this application.

Min. 3826 – Emergency Items from the Chair

Planning application 20/04595/FUL, Land to the South of Widcombe Lodge, South Widcombe Erection of dwelling, covered parking, implement store and formation of vehicle access.

B&NES Councillor Mr D Wood brought the above application to Councillor's attention. They were disappointed not to have been consulted as the site was very close to the Parish boundary with Hinton Blewett.

It was agreed to send a holding letter to the Case Officer and respond to the Consultation as soon as possible.

Min. 3827 – Correspondence

Please see Appendix 1

Initials

Min. 3828 – Local Plan Partial Consultation

A Councillor had attended a Webinar organised by B&NES Councillor Mr D Wood to which other Stakeholders had been invited. It was considered to be a high value and immensely powerful meeting. There were extensive drivers behind the proposal with key points raised.

A report had been produced and the key points discussed at length. The meeting was suspended at one point to allow a member of the public to give their views on the Consultation, after which the meeting was reconvened. It was agreed to respond to the Consultation (closing date 18th February 2021) using the report as a basis.

Councillor Mr D Wood was thanked for organising such a useful Webinar.

Min. 3829 – Planning Matters

New application

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.

It was noted that the Applicant had consulted with the Parish Council and had shown consideration to his neighbours. It was agreed that the development was inappropriate, especially on the north elevation which would create material light pollution. The proposed development failed to meet Policies NE1, NE2 and NE5 and was inappropriate in an Area of Outstanding Natural Beauty. Councillors would support the applicant in developing Orchard Cottage in principle, if a more sensitive and less obtrusive scheme reducing visual impact was proposed.

Notification of decision

Planning application 20/02745/FUL, Fairash, Harptree Hill – Erection of single storey rear extension, canopy over porch, new windows, internal reconfiguration and a single storey detached oak frame car port.

PERMIT.

Planning application 20/03968/FUL, West Harptree House, Bristol Road – Erection of 1no. 2 bed detached dwelling within existing residential garden plot. PERMIT.

Initials

Min. 3830 – Report from B&NES Councillor Mr D Wood

Speeding Feasibility Study

This £5k line item is listed in the final budget under the Transport Improvement Plan that was published on 4/2/21 in the agenda document for the B&NES Cabinet Meeting. The meeting will take place on 11/2/21 and I will vote for this item. Now that it has reached publication stage, and continued efforts to ensure to remains on the programme were successful, the vote should just be a formality.

After this the next step is to arrange a zoom meeting between myself, transport officers and a representative of the parish council to a) find out when in 2021/22 the study is likely to take place and b) any scope for WHPC to use CIL funds to allow delivery of a scheme in the shortest possible time. It should be noted that the Transport Department is overloaded with work in the coming financial year, but now is the right time to press our case.

Local Plan Partial Update – Chew Valley meeting

This meeting has taken place and was well attended by parish councils in the valley area. Ward councillors and the Director and Head of Planning were in attendance.

Several comments from the parishes expressed support that a direct communication meeting like this had been arranged and felt that it was long overdue. There was some support for repeating this. A number of useful comments were taken away by the director and head of service to work on.

Chew Valley Lake Recreational Trail

£1m was included in the budget for the development of the CVRT with an overall budget for the project of £1.6m.

The project includes:

- Construction of a new 840m off-road shared use path between Woodford Lodge and Walley Lane
- Realignment of the road over the dam, widening the existing foot way to provide a segregated cycle/pedestrian path, reducing the road width [for motorists] and to improve speed and road safety

Initials

- Construction of a 1.5km shared use path between the dam to the north and Hollowbrook Road, including replacing an existing narrow footbridge

Harptree Hill Works

Having chased this up I had the following reply about timescale and works. This was also sent to the parish clerk so you may have already seen it:

“I trust you are keeping well. My apologies for the delayed update. It’s been a challenging start to the year to say the least. After some toing and froing with various colleagues and organisations I have secured Thursday the 11th and Friday the 12th of Feb to undertake some essential maintenance work to Harptree Hill under a road closure. The works will include various aspects such as drain cleansing, carriageway surface repairs, signage maintenance and road marking improvements (weather dependant). The works are planned off peak between 09:15hrs and 16:00hrs and all being well will be completed within that allocated window.

I am sorry it has taken longer than hoped to get works organised but it is fair to say we are not operating as business as usual service at present.”

West Harptree House Planning Application

Following various conversations with agent, the parish clerk and planning case officer about the vehicular access route the objections were withdrawn by WHPC and myself and the application was approved by officers under delegated powers.

Aware of the concerns about the possible degrading of the poly-tunnels over time I had several conversations with the agent and planning case officer and visited the public footpath.

It was clear from planning that as the poly-tunnels were outside the boundaries of the planning application that no action could be taken as part of the application process. However, I resolved to better understand their current and future use and the owner’s intentions to seek some informal reassurances.

Initials

The applicant sent me the following email:

“I do still grow vegetables, and if the weather is very cold, I keep the ewes and their young lambs in there overnight. That said, I could probably manage with two, rather than three polytunnels, so could possibly scrap one in the next year or so - Seems a waste though.”

I was reassured that they were in ongoing use for agricultural purposes and that this is unlikely to change and their intention is to maintain their upkeep.

Min. 3831 – Items for the Information of the Clerk – None.

Memorial Hall – It was reported that the Management Team had successfully secured a Lottery Grant which would be used to continue to upgrade the Hall’s facilities and the fabric of the building. The Management Team were also looking into the feasibility of starting a Community Library in the Hall, similar to the one in Bishop Sutton.

Min. 3832 - Future Remote Meetings

The date of the next remote meeting: TBC

The Chairman declared the meeting closed at 8.40 p.m.

Chairman

Date Signed

Appendix 1**Min. 3827 – Correspondence**

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

1. Environment Agency – Nuclear Regulation News, Assessing new nuclear power station design.
2. B&NES – Planning Notifications – 20/03558/COND, East Harptree, 20/0430/CLPU, East Harptree and 20/04745/FUL, Fairash, West Harptree.
3. B&NES, Fix my Street – VAS sign not working.
4. Rural Services Network – The Rural Bulletin, 12th January.
5. B&NES – Planning Regulations, Weekly List No. 3.
6. B&NES – Street Works 12/01/21 – 18/01/21.
7. B&NES – Bright Start Children’s Centre Services, Service update.
8. South Stoke PC – Street Lighting update.
9. B&NES – Planning Notifications – 20/03264/FUL, 20/03304/FUL, 20/03305/FUL, Compton Martin and 20/03968/FUL, West Harptree House, West Harptree.
10. ALCA NALC Open letter to all Councillors.
11. B&NES – Planning Notifications – 20/04854/FUL, Compton Martin.
12. ALCA – Funding and Grants Bulletin.
13. B&NES, Development Management – New application 21/00050/FUL, Orchard Cottage, Ridge Lane.
14. Compton Martin Parish Council – Thank you.
15. B&NES – Local Plan, Update to Parish Councils in the Chew Valley.
16. ALCA – Returning to work after COVID-19.
17. D M Appeals, Somerset – Appeal notification letter, Bristol Airport.
18. B&NES – Increase in COVID-19 19 cases in our area.
19. ICO – Latest news from the ICO.
20. B&NES – Planning Notifications – 21/00137/COND, East Harptree.
21. Ian Richley – Orchard Cottage.
22. ALCA – Lockdown update.
23. B&NES – Planning Notifications – 20/03382/VAR, East Harptree and 21/00156/FUL, Hinton Blewett.
24. Rural Services Network – The Rural Bulletin, 19th January.
25. B&NES – Planning Regulations, Weekly List No. 4.
26. B&NES – Street Works 19/01/21 – 25/01/21.
27. Came & Company – Renewals.
28. Cloudy IT – Introduction.
29. B&NES – Planning Notifications – 21/00192/TCA, Compton Martin.
30. Christopher Walking – Orchard Cottage.
31. B&NES – Planning Notifications – 20/04754/FUL, Compton Martin and 20/042125/COND, East Harptree.
32. ALCA – Climate and Ecology Bill Alliance.
33. BWCE – Wind Power Webinar.
34. ALCA – NALC Lobby Day.
35. B&NES – Planning Notifications – 21/00259/FUL and 20/04882/FUL, East Harptree.
36. Dawn Dury – ALCA meeting, Wednesday 3rd February.
37. ALCA – Land Registry Survey.
38. Rural Services Network – The Rural Bulletin, 26th January.
39. B&NES – Planning Regulations, Weekly List No. 5.
40. B&NES – Street Works 26/01/21 – 01/02/21.
41. Cllr D Wood – 20/00551/UNDEV, West Harptree House.
42. Christopher Walking – 210215 Orchard Cottage.
43. ALCA – Annual meeting of the Parish Council and Annual Assembly.
44. B&NES – Planning Notifications – 20/03304/FUL, Compton Martin and 20/04345/FUL, Hinton Blewett.
45. B&NES – Emergency road closure, Harptree Hill, 8th February.
46. B&NES, Planning Policy – Local Plan Partial Update, Options Consultation Webinar.
47. Hi Line – WH Playing Field.
48. B&NES, Development Management – Notification of decision 20/04745/FUL, Fairash, Harptree Hill. PERMIT.
49. In Richley – Re: Orchard Cottage.
50. SSE Business Energy – Rebranding.
51. B&NES – Planning Notifications – 20/03968/FUL, West Harptree House, Bristol Road, West Harptree and 20/03382/VAR, East Harptree.
52. Geoff Wembridge – West Harptree House.
53. B&NES – Planning Notifications – 21/00355/FUL, Compton Martin.
54. ALCA – Agenda and Notes for meeting, Wednesday 3rd February.
55. B&NES – Update on Connecting Communities Forum.
56. B&NES – Planning Notifications – 21/004754/FUL, Compton Martin and 20/04856/FUL, Hinton Blewett.
57. B&NES – Presentation, LPPU. B&NES – Planning Notifications – 21/00050/FUL, Orchard Cottage, Ridge Lane, West Harptree and 21/00378/FUL , East Harptree.
58. Rural Services Network – The Rural Bulletin, 2nd February.
59. Rural Services Network – The Rural Bulletin, 2nd February.
60. B&NES – Planning Regulations, Weekly List No. 6.
61. B&NES – Street Works 02/02/21 – 08/02/21.
62. B&NES – Planning Notifications – 20/03113/LBA and 20/04754/FUL, Compton Martin.
63. B&NES – Bath Transport Delivery Action Plan.
64. B&NES – Planning Notifications – 20/03968/FUL, West Harptree House, Bristol Road, West Harptree. PERMIT, and 20/04882/FUL, East Harptree.
65. ALCA – Chief Officers’ Assistant, New position.
66. ALCA – NALC Online Events.
67. ALCA – Invitation: WPD Stakeholder Workshops, February 2021.
68. B&NES Bath Transport Delivery Action Plan.
69. ICO – Latest News from the ICO.
70. B&NES – Planning Notifications – 20/04311/FUL, East Harptree and New application, 21/00453/TCA, Ridgeway, Ridge Lane, West Harptree

Initials ...