

WEST HARPTREE PARISH COUNCIL

Page 51 of 16/17

Minutes of the meeting held on Tuesday 10th January 2017 at the Memorial Hall, West Harptree starting at 7.45 p.m. following public participation.

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

APOLOGIES: None

4 members of the public attended.

The Minutes of the Parish Council Meeting held on 13th December 2016 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3152 – Matters Arising from the Minutes

Planning Application 16/05845/FUL, East Barn Whitecross Farm, Bristol Road. It was agreed that this application could not be discussed at the December meeting for two reasons.

1. The application had not been widely advertised prior to the meeting (it was advertised on the noticeboard, but not on the website).
2. Due to a personal interest being declared Councillors had been unable to achieve a quorum, required to discuss this application.

Min. 3153 – Urgent Business as agreed by the Chair

Planning application Reference No. 17/00085/TCA – Church View, 10 Parsonage Close – Tree Works

- Support

Min. 3154 - Placemaking Plan

It was highlighted that the draft Placemaking Plan still contained two errors relating to West Harptree. The village status should read RA2 and not RA1 as that criteria had not been met. The housing development boundary around Leacroft should be tight against the garden space and not the paddock space which could be open to abuse.

Action: The District Councillor would look into these anomalies.

Initials

Min. 3155 - Neighbourhood Plan

It was reported that the CVNP had been returned by the Independent Inspector.. A Referendum would take place on 16th February 2016. The District Councillor confirmed that the CVNP would go to Council on 23rd March. He commended the amount of work carried out to get to this stage.

Action: The Referendum would be widely advertised.

Min. 3156 – Memorial Hall

Further to the meeting held on 17th December 2016, the Management Committee members would remain the same for the next nine months, after which a younger generation with fresh ideas would be sought.

The roof on the lean-to at the back of the hall required upgrading, the work would be put out to tender in due course. Quotations would also be sought to increase the height of the wall between the culvert and the A368, an issue highlighted during the recent heavy rainfall event.

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

Min. 3157 – Highways and Pavements

The provision of a 30mph sign on the A368, near Cowleaze Lane was still ongoing.

Action: Stefan Chiffers would be contacted for an update.

A pothole at Fairash had been reported and repaired.

Action: Thanks would be sent to the Highways Team for their quick response.

Silted up drains outside the Old Telephone Exchange, Ridge Lane would be reported again. They would not take any water should heavy rain occur.

Min. 3158 – Recreation Ground

The Recreation Ground was in good order.

It was confirmed that the waste bin had been moved to comply with the Play Inspection Report.

Initials

Min. 3159 – Assets of Community Value

Information on how to proceed with the ACVs registration would be addressed at a training meeting on 24th January.

Min. 3160 – Correspondence

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

1. Anne Smith – Water.
2. Development Management – East Barn, Extension granted.
3. Development Management – Sunnyside, Extension granted.
4. Avon & Somerset Constabulary – Seasons Greetings.
5. Avon & Somerset Constabulary – Police Contact numbers.
6. Avon & Somerset PCC – December Newsletter.
7. ALCA – In Short.
8. Charles Wakeley – Planning response (copy).
9. Hinton Blewett Parish Council – Broadband enquiry.
10. Jon Mitchell – Planning response (copy).
11. Planning Regulations – Weekly List No. 50.
12. CVNP – Polling Station availability.
13. Street Works – 13/12/16 – 19/12/16.
14. Jeff Evans – Highways.
15. ALCA – No extension of referendum principles.
16. Street Works – 20/12/16 – 26/12/16.
17. ALCA – Video Conferencing Consultation.
18. B&NES – Rural Facilities Audit 2017.
19. B&NES – ACV Workshop, Tuesday 24th January, 6-8, Library Chew Valley School.
20. Margaret Salter – Memorial Hall.
21. Planning Regulations – Weekly List No. 51.
22. CVNP – Minutes.
23. Development Management – Planning Application 16/06056/ADCOU, Barn, Stratford Lane.
24. Jim Collings – West Harptree Flood Review.
25. Clive Setter – 16/05845/FUL, East Barn, Whitecross Farm.
26. B&NES - Placemaking Plan Update.
27. Mendip Hills AONB update.
28. Planning Regulations – Weekly List No. 52.
29. Strategy & Performance – Funding Bulletin.
30. B&NES – Merry Christmas.
31. Charles Wakeley – Planning application response (copy).
32. Margaret Rowell – E-mail address update.
33. B&NES – Invitation to comment on the Main Modifications to the B&NES Placemaking Plan.
34. Barn, Stratford Lane 16/06056/ADCOU – Amended details.
35. D Kennerley – PCC enquiry.
36. Avon & Somerset PCC – January 2017 Newsletter.
37. ALCA – Audit arrangements.
38. Planning Refulations – Weekly List No. 1.
39. Street Works – 10/1/17 – 16/1/17.
40. Development Management – Notification of decision 16/03181/RES, Leacroft House – Approve.
41. ALCA – Save the date, South West Regional Conference, Thursday 16th March 2017.
42. B&NES – Planning application 17/00085/TCA, Church View, 10 Parsonage Close – Tree Works Notification in a Conservation Area.

Initials

The following items were received at the meeting:-

1. Avon & Somerset PCC – Policing Plan.
2. Bristol Airport – Newsletter.
3. Clerks & Councils Direct publication.

Min. 3161 – Planning Matters

New applications

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.

Councillors agreed to Object in Principle to the above application for the following reasons:-

1. The Barn is outside the housing development boundary.
2. Both the Placemaking Plan and the Chew Valley Neighbourhood Plan actively encourage redundant farm barns to be converted for other business use.
3. Other business change of use had not been exercised.
4. There is insufficient parking space for 2x four bed properties and the single track lane is not wide enough to park on.
5. The site is not sustainable with no public transport and no footpath to the village (over 1Km away).

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).

Prior to any discussion, a Councillor declared a personal interest in this application and left the room, only re-joining the meeting once a decision on this application had been made.

Following a lengthy discussion and taking into account both verbal and written statements from members of the public Councillors agreed to Object in Principle to the above application for the following reasons:-

1. Unhappy with the mixed usage proposal and cannot practically envisage how an office can be vacated in favour of a holiday let.
2. The size of the Barn is tight to the area in which it sits.
3. It is unsustainable as there is no public transport available and no footpath to the village, (just over 1Km away).

Initials

4. Motor vehicles would be needed. There is limited parking space particularly for business use.
5. Traffic movements will increase on the shared access and concern was raised regarding the challenging junction with the B3114.
6. Security is a concern.
7. The Barn windows will overlook a neighbouring property.

Planning application 16/05732/VAR, Sunnyside, Whistley Lane – Variation of condition 2 of application 14/03989/FUL allowed on appeal 9th December 2015 (Proposed new vehicular access).
There were No Objections to 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 16/05231/FUL, Sunnyside, Whistley Lane – Conversion and change of use of barn and outbuildings to form 3 bed dwelling.

Notification of decision

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

Min. 3162 – Financial Matters

Parish Precept Requirements for 2017/18

A Financial Statement had been distributed to assist with Precept requirements 2017/18. After consideration, it was proposed and seconded to freeze the Precept at £8,000 for 2017/18.

Initials

ALCA confirmed that Audit arrangements would remain the same for the current financial year. The Memorial Bench would be added to the Asset Register, value £250.

The Bank Reconciliation as at 31st December 2016 was approved and agreed correct.

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

SSE (Electricity)	£ 16.41
West Harptree VCC, Church Lighting	£ 25.00
Mrs J Burdge, Clerks Wages & Expenses	£1,318.61

Min. 3163 - Meetings attended – None.

Min. 3164 – Items for the Information of the Clerk

Drainage Work – Councillors were notified that drainage work would start on 23rd January to replace an undersized pipe outside the Dower House. To enable the work to go ahead traffic lights would be in place between 9.30 a.m. – 4 p.m. for up to 2 weeks.

An invitation had been received to look at improvements at Burlledge. No feedback had been received prior to the meeting.

The Chairman declared the meeting closed at 9.15 p.m.

Min. 3165 - Future Meetings

14th February at 7.30 p.m.

14th March at 7.30 p.m.

11th April at 7.30 p.m.

Chairman Date Signed