

WEST HARPTREE PARISH COUNCIL

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

Page 25 of 17/18

Minutes of the meeting held on Tuesday 11th July 2017 at the Memorial Hall, West Harptree starting at 7.30 p.m.

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

APOLOGIES: Mrs L Hillier and Mr T Warren.

Three members of the public attended.

The Minutes of the Parish Council Meeting held on 13th June 2017 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3240 – Matters Arising from the Minutes - None.

Min. 3241 – Urgent Business as agreed by the Chair – None.

Min. 3242 - Placemaking Plan

There was no report available prior to the meeting.

Min. 3243 – Memorial Hall

The Hall was in good order.

Arrangements for tomorrow's BBQ Social evening were in place.

Min. 3244 – Highways and Pavements

The proposed repairs on Harptree Hill would be followed up.

The new 30 mph sign at Cowleaze Lane had been uprooted.

A walk to view the Hill Fort at Burledge had been arranged for Saturday, 5th August starting at 5 p.m.

Street Naming. Councillors agreed that the new street name for the Leacroft development would be "Dilly Meadows" and not "Dilly Meadow" as suggested by the Developer.

Initials

Councillor's required clarification regarding responsibility for the Health & Safety and upkeep of the attenuation pond and also the ongoing ground works/maintenance of the large grass areas and hedges.

Action: The District Councillor would be contacted for advice.

Proposed pavement from the Leacroft development to the village. It was agreed to arrange a site visit to discuss the proposals as several concerns had been raised.

It was agreed that the area outside the Crown should be paved with the provision of Manchester bollards to keep vehicles off the pavement. Of concern were the pavement levels and disabled access.

It was noted that a Councillor raised concern that the provision of a pavement outside the Crown would reduce the width of the highway and could contribute to potential accidents. Some time ago a vehicle had driven into the Triangle flower bed and caused damage.

Further to the extensive flood prevention measures carried out in Bristol Road, the proposed pavement along the Church wall was likely to interfere with the flow of water particularly from the Church wall. A pavement at that point was considered unnecessary as there was a pavement on the other side of the road.

Min. 3245 – Recreation Ground

The Recreation Ground was in good order. The wet pour repair remained intact, and the grass had been cut on a regular basis.

The play inspection report had not been received but was expected shortly.

Min. 3246 – Assets of Community Value

The District Councillor agreed to try to find details on advice/training regarding how to register ACVs.

There was no report available prior to the meeting.

Initials

Min. 3247 – Correspondence

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

1. Development Management, Notification of Decision – 17/02148/FUL Sunnyside. PERMIT.
2. Development Management, Committee Notification – 16/05845/FUL East Barn.
3. Development Management, New Application – 17/02749/FUL Ridge Cottage.
4. B&NES – Information from local CCGS regarding the current financial position.
5. Planning Registration – Weekly List No. 24.
6. B&NES – Street Works 20/06/17 – 26/06/17.
7. Development Management, Extension request – 17/02749/FUL Ridge Cottage.
8. Avon & Somerset Constabulary – Neighbourhood Watch.
9. B&NES – Highway surface dressing works, July 2017.
10. ACTSO – Department responds to Police identification of Hotpoint Fridge/Freezer involved in Grenfell Tower Fire.
11. Planning Registration – Weekly List No. 25.
12. B&NES – Chew Valley Forum, 3rd July.
13. B&NES – Interagency Bulletin.
14. West of England Rural Network – AGM, 17th July.
15. Planning Registration – Weekly List No. 26.
16. B&NES – Street Works 27/06/17 – 03/07/17.
17. ALCA – Bills announced in Queen’s speech.
18. Rural Services Network – Growing a Rural Community.
19. B&NES – Interagency meetings.
20. B&NES – Leacroft, Street Naming “Dilly Meadow”.
21. Development Management, Notification of decision – 16/05845/FUL East Barn. PERMIT.
22. B&NES – Remittance Advice, Cil Payment.
23. Compton Martin Parish Council – Diversions to West Harptree.
24. B&NES – Interagency News.
25. William Daden – UN Complaint and Black Listed Victims of Crime.
26. Planning Registration – Weekly List No. 27.
27. Avon & Somerset Constabulary – Freedom of Information request regarding traffic accidents.
28. ALCA - Questionnaire.
29. Chew Valley Forum meeting follow up.
30. Agenda – Parishes Liaison meeting.
31. ICO Newsletter.
32. Development Management, New Application - 17/03216/FUL Orchard Lee.
33. B&NES – Free Unwanted Crockery.
34. Development Management, Update – 17/00146/LBA Parsonage Farm.
35. B&NES – Background information for the Parishes Liaison meeting.
36. Compton Martin Parish Council, comments – 17/02511 Fairash Poultry Farm.
37. Development Management, Update 16/04987/VAR Parsonage Farm.

The following items were received at the meeting:-

1. B&NES – Community Empowerment Fund.
It was agreed to find out what the criteria was before looking into applying for a Grant.
2. Clerks & Councils Direct Publication.

Min. 3248 – Planning Matters

New applications

**Planning application 17/02749/FUL, Ridge Cottage, Ridge Lane –
Erection of single and two storey rear extensions.**

Initials

Councillors unanimously agreed to support this application subject to the use of sympathetic materials and compliance with the Chew Valley Neighbourhood Plan.

Planning application 17/03216/FUL, Orchard Lee, Ridge Lane – Replacement of existing conservatory with new single storey extension. Reposition existing stairs with additional alterations and dormer.

Councillors unanimously agreed to support this application in principle, subject to the following:-

1. Rural Landscape Character

Chew Valley Neighbourhood Plan Policy No. HDE1 – Rural Landscape Character. The trees and hedgerows must be retained to limit the impact on the surrounding area.

2. The Design and Building Materials

Chew Valley Neighbourhood Plan Policy No. HDE2 – Settlement Build Character. We are happy with the footprint of the proposal. The building design with the use of zinc panels and zinc overhang details is inappropriate in an Area of Outstanding Natural Beauty and does not comply with the Chew Valley Neighbourhood Plan.

We have reservations over the use of powder coated aluminium windows and doors.

Applications awaiting a response from the Planning Department.

Planning application 17/02511/FUL, Fairash Poultry Farm, Compton Martin Road – Conversion and part demolition of redundant poultry sheds to form 5no. dwellings and associated access and landscape works.

Planning application 17/02694/FUL, Farm Shop and Tea Shop, New Manor Farm – Extension to tea room kitchen to provide kitchen store.

Planning application 17/01565/FUL, Bellhorse Cottage, Bellhorse Lane – Proposed first floor extension and two storey extension to rear. Demolition of existing garage and outbuildings and construction of new single storey garage and link to house.

Initials

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

Notification of decision

Planning application 17/02148/FUL, Sunnyside, Whistley Lane – Erection of a four bed dwelling with attached carport. PERMIT.

Planning application 16/05845/FUL, East Barn, Whitecross Farm, Bristol Road – Conversion of an existing barn to office accommodation (Use Class B1). PERMIT.

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). INVALID application. Now an enforcement matter.

Min. 3249 – Financial Matters

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

SSE (Electricity)	£ 16.16
Mrs J Burdge, Wages and expenses	£1,312.66
Stowey House Farm, Compost	£59.40

To acknowledge receipt of £7,930.92, Cil payment in respect of Planning application 16/03181/RES, Leacroft House. This was instalment 1 of 3.

Councillor's unanimously agreed the Bank reconciliation as at 30th June 2017.

Min. 3250 - Meetings attended – None.

Min. 3251 – Items for the Information of the Clerk – None.

The Chairman declared the meeting closed at 8.50 p.m.

Initials

Min. 3252 - Future Meetings

12th September at 7.30 p.m.

10th October at 7.30 p.m.

14th November at 7.30p.m.

Chairman Date Signed