

WEST HARPTREE PARISH COUNCIL

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

Page 9 of 20/21

Minutes of the remote meeting held on Monday 13th June 2020 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.

Two members of the public attended.

The Minutes of the Parish Council Meeting held on 11th May 2020 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3771 – Matters Arising from the Minutes – None.

Min. 3772 – Urgent Business as agreed by the Chair – None.

Min. 3773 – Avon Local Council's Association Subscription

ALCA proposed to increase it's subscription charge by 10% over the next 3 years. Following a discussion, it was proposed and seconded with all other Councillors in favour of accepting the increase.

Min. 3774 – Black Lives Matter

A review of any plaques, statues, road names, etc. had taken place. It was agreed that the Parish did not have any infrastructure that could cause embarrassment to the BME community.

Min. 3775 – Recreation Ground

The Annual Play Safety Inspection had highlighted some minor issues, i.e. no lock on the litter bin, non compliant swing shackles and more signage was needed. All these issues would be addressed as soon as possible. In line with Government guidelines, the play equipment would be re-opened shortly.

Initials

Min. 3776 – Website

To comply with new regulations, it was proposed and seconded with all other Councillors in favour of adopting the draft Website Access Statement. The Statement would be uploaded to the Website in due course.

Min. 3777 – Correspondence

Please see Appendix 1

Min. 3778 – Planning Matters

New application

Planning application 20/01859/FUL, 22 Ridge Crescent – Erection of 1no. detached 3 bed dwelling to the land adjacent No. 22 Ridge Crescent.

It was unanimously agreed to object to the proposal on the following grounds.

1. Overlooking: The 3 side windows of No 22 Ridge Crescent face directly onto the wall of the proposed new dwelling, which is only circa 2.4m away.
2. Overlooking: While the ground floor windows are arguably less of an issue, the first floor rear windows of the proposed new dwelling overlook adjacent properties in Ridgeway Close.
3. Overshadowing: The proposed new dwelling breaches the 25° rule of thumb, overshadowing the ground floor windows of No 22 Ridge Crescent.
4. Parking: While the proposals show three new parking places created within the curtilage of No 22 Ridge Crescent, the access to these bays will remove parking for two vehicles on the roadside, thus amounting to a net addition of only one new parking space in a road that is currently under severe pressure. This breaches both Local Plan and Neighbourhood Plan policies. We strongly contest the assessment made by B&NES Highways on this point and request that they are asked to comment on the loss of on-street parking.
5. Amenity space of No 22 Ridge Crescent: Three new parking places take over what little space is left as the front garden.

Initials

6. Amenity space of proposed new dwelling: The rear garden of the new property is unreasonably small.
7. Visual impact of new dwelling: The roof of proposed new dwelling is of order 1.2 m taller than adjacent dwellings and would dominate the surroundings.
8. Visual impact of new dwelling: The cycle shed serving the proposed new dwelling is shown in a very prominent and quite inappropriate position.
9. Vehicular access to proposed new dwelling: There is clearly inadequate space within the curtilage of the proposed new dwelling to enable a vehicle to turn and exit in a forward gear. We strongly contest the adequacy of the assessment made by B&NES Highways on this point and request that they are asked to comment on vehicle turning.
10. Future development: While no second floor layout is shown on the plans, the proposed elevations of the new dwelling show four Velux style rooflights, suggesting an ambition to convert the loft into habitable space, potentially under permitted development rights. This would further exacerbate overlooking issues and put yet more and unacceptable pressure on both amenity space and car parking.
11. Drainage: We understand from parishioners that the broken line shown on the drawings passing below the kitchen of the proposed new dwelling property is a sewer that has not been adopted by Wessex Water and is instead a private sewer owned by and serving adjacent properties in Ridge Crescent under a legal easement with associated rights of access.
12. Drainage: The proposals are silent on the capacity of existing sewers and the additional loads resulting from the proposed new dwelling, save to state an expectation that both foul, grey and rainwater will be discharged into the sewers. There is considerable doubt as to current capacity and appears to be a material risk of flooding.

Planning application 20/02199/FUL, 10 Dilly Meadows – Erection of single storey rear extension/orangery.

Councillors had no objection to the proposal.

Notification of decision

Planning application 20/01223/FUL, Whitecross Farm, Bristol Road –
Render to part of South elevation. PERMIT.

Initials

Min. 3779 – Items for the Information of the Clerk

B&NES Cllr Mr D Wood spoke about the impact Coronavirus had had on B&NES finances, in addition to the £10,000.000 already promised, more Government funding had been agreed.

Memorial Hall – the Hall had re-opened on 6th July for gatherings of up to 36 people. Due diligence and the necessary markings were in place.

Flowerbed – Thanks were extended to those who had helped plant the flowerbed recently. Six paving stones would be purchased before the autumn.

The Chairman declared the meeting closed at 8.05 p.m.

Min. 3780 - Future Remote Meetings

Would be called in due course if necessary.

Chairman

Date Signed

Appendix 1**Min. 3777 – Correspondence**

The following items had been received and circulated between 11th May and 13th July.

May

1. B&NES, Planning Regulation – Weekly list No 20.
2. B&NES – Street Works 12/05/20 – 18/05/20.
3. Rural Services Network – The Rural Bulletin, 12th May 2020.
4. Gov.uk – Daily Update, 12th May.
5. B&NES - Planning Notification 20/01048/FUL, Coley.
6. B&NES – Connecting Communities, Zoom webinar.
7. Gov.uk – Daily Update, 13th May.
8. Gov.uk – Daily Update, 14th May.
9. Gov.uk – Daily Update, 15th May.
10. Rospa – Safety inspection scheduled for June.
11. B&NES – Grounds maintenance contract confirmation.
12. ALCA – Re: attendance of meetings.
13. B&NES – Highways matters.
14. Gov.uk – Daily Update, 16th May.
15. Gov.uk – Daily Update, 17th May.
16. Gov.uk – Daily Update, 18th May.
17. B&NES ALCA – AGM.
18. B&NES, Planning Regulation – Weekly list No 21.
19. B&NES – Street Works 19/05/20 – 25/05/20.
20. Rural Services Network – The Rural Bulletin, 19th May 2020.
21. Gov.uk – Daily Update, 19th May.
22. ALCA – May In Short.
23. B&NES - Planning Notification 20/01048/FUL, East Harptree.
24. B&NES – Climate conversation, 21st May.
25. B&NES - Planning Notification 20/01218/FUL, Compton Martin.
26. B&NES - Planning Notification 20/01346/FUL, Hinton Blewett.
27. Gov.uk – Daily Update, 21st May.
28. Mendip Hills AONB – Coronavirus Code.
29. ALCA – Webinar on Neighbourhood Planning.
30. B&NES – Parks Survey.
31. Gov.uk – Daily Update, 22nd May.
32. B&NES – Re-opening of Keynsham recycling centre, 27th May.
33. B&NES – Presentation on Local Plan Partial Update and Call for Sites.
34. B&NES - Planning Notification 20/01210/FUL, Hinton Blewett.
35. B&NES – Fairash Crossroads, Vegetation growth.
36. ALCA – Chief Executive’s Bulletin.
37. Gov.uk – Daily Update, 23rd May.
38. ALCA – Subscription confirmation.
39. Gov.uk – Daily Update, 24th May.
40. Gov.uk – Daily Update, 25th May.
41. Gov.uk – Daily Update, 26th May.
42. Planning Notification 20/01570/VAR, Coley.
43. B&NES, Planning Regulation – Weekly list No 22.
44. B&NES – Street Works 26/05/20 – 01/06/20.
45. Rural Services Network – The Rural Bulletin, 27th May 2020.
46. Planning Notification 20/01692/NMA, Compton Martin.
47. B&NES – Connecting Communities Covid-19 Response and Recovery Webinar.
48. Gov.uk – Daily Update, 27th May.
49. B&NES – Compassionate Community, Weekly Bulletin.
50. Gov.uk – Daily Update, 28th May.
51. B&NES – Fairash Crossroads, Vegetation growth. Issue resolved.
52. Gov.uk – Daily Update, 29th May.
53. Gov.uk – Daily Update, 30th May.
54. Gov.uk – Daily Update, 31st May.

June

55. Gov.uk – Daily Update, 1st June.
56. Gov.uk – Daily Update, 2nd June.
57. Gov.uk – Daily Update, 3rd June.
58. B&NES, Planning Regulation – Weekly list No 23.
59. B&NES – Street Works 02/06/20 – 08/06/20.
60. Rural Services Network – The Rural Bulletin, 1st June 2020.
61. B&NES – Update from the Connecting Communities Team, 2nd June.
62. B&NES - Update from Compassionate Community, 2nd June.
63. Planning Notification 20/01886/AGRA, Hinton Blewett.
64. Rural Services Network – Rural Funding Digest, June Edition.
65. Flood Wessex – Volunteer Week.
66. ALCA – Risk Assessment Guidelines.
67. ALCA – Quick link guide o Covid-19.
68. Gov.uk – Daily Update, 4th June.
69. B&NES – Development Management, New application 20/01859/FUL, 22 Ridge Crescent.
70. Planning Notification, 20/01859/FUL, 22 Ridge Crescent, West Harptree.
71. B&NES – Development Management, Notification of decision 20/01223/FUL, Whitecross Farm, West Harptree. PERMIT.
72. Planning Notification, 20/01223/FUL, Whitecross Farm, West Harptree.
73. Gov.uk – Daily Update, 5th June.
74. Planning Notification, 20/01859/FUL, 22 Ridge Crescent, West Harptree.
75. Gov.uk – Daily Update, 6th June.
76. Gov.uk – Daily Update, 7th June.
77. Gov.uk – Daily Update, 8th June.
78. Gov.uk – Daily Update, 9th June.
79. ALCA – NALC, New Guide on Website Accessibility.
80. B&NES – Parish Liaison Meeting.
81. B&NES, Planning Regulation – Weekly list No 24.
82. B&NES – Street Works 09/06/20 – 15/06/20.
83. Rural Services Network – The Rural Bulletin, 9th June 2020.

Initials

85. ALCA – Pressure on holding physical meetings.
86. B&NES - Update from Compassionate Community, 9th June.
87. Cllr D Wood – June meeting.
88. B&NES – Re-opening of the High Street.
89. B&NES – One West Alert – Covid-19 cyber issues to watch out for.
90. Gov.uk – Daily Update, 10th June.
91. ALCA – Sextorial Advice.
92. Planning Notification, 20/01048/FUL, East Harptree.
93. Planning Notification, 20/01218/FUL, Compton Martin.
94. Gov.uk – Daily Update, 11th June.
95. Gov.uk – Daily Update, 12th June.
96. Ordnance Survey – Survey.
97. ALCA – Code of Conduct Consultation.
98. Gov.uk – Daily Update, 13th June.
99. Gov.uk – Daily Update, 15th June.
100. Gov.uk – Daily Update, 15th June.
101. Cllr D Wood – Points for Action.
102. Gov.uk – Daily Update, 16th June.
103. B&NES, Planning Regulation – Weekly list No 25.
104. B&NES – Street Works 16/06/20 – 22/06/20.
105. Rural Services Network – The Rural Bulletin, 16th June 2020.
106. B&NES - Compassionate Community Weekly Bulletin, 16th June.
107. B&NES – Parishes Liaison, call for agenda items.
108. ALCA – ALCA Subscriptions.
109. ALCA – Neighbourhood Plan Seminar.
110. B&NES – Webinar invitation re Slavery.
111. Planning Notification, 20/01951/COND, Coley.
112. Gov.uk – Daily Update, 17th June.
113. Gov.uk – Daily Update, 18th June.
114. WERN – Re-opening of Village Halls.
115. ICO – Coronavirus Recovery – latest news from the ICO.
116. Gov.uk – Daily Update, 19th June.
117. Heartsafe AED Locator – Wireless connectivity safe monitoring.
118. B&NES – Slavery the Bath & North East Somerset context.
119. ALCA B&NES Group – Notes and subscription details.
120. Gov.uk – Daily Update, 19th June.
121. Gov.uk – Daily Update, 20th June.
122. Michael O’Haire – Re 22 Ridge Crescent.
123. ALCA – Climate Action Planning Day, 20th July.
124. Ordnance Survey – Feedback, Parish & Town Councils Survey.
125. B&NES – Virtual Interagency meeting.
126. Planning Notification, 20/01859/FUL, 22 Ridge Crescent, West Harptree.
127. Gov.uk – Daily Update, 21st June.
128. Gov.uk – Daily Update, 22nd June.
129. B&NES, Planning Regulation – Weekly list No 26.
130. B&NES – Street Works 23/06/20 – 29/06/20.
131. Rural Services Network – The Rural Bulletin, 16th June 2020.
132. Gov.uk – Daily Update, 23rd June.
133. B&NES - Compassionate Community Weekly Bulletin, 23rd June.
134. Gov.uk – Daily Update, 24th June.
135. B&NES – Harptree Cemetery, water.
136. Keep Britain Tidy – Great British September Clean, 11th – 27th September 2020.
137. Planning Notification, 20/00735/FUL, East Harptree.
138. B&NES – Covid-19, 2020/21 Financial Recovery Plan.
139. Gov.uk – Daily Update, 25th June.
140. B&NES – Development Management, New application 20/02199/FUL, 10 Dilly Meadows.
141. Gov.uk – Daily Update, 26th June.
142. Gov.uk – Daily Update, 27th June.
143. Gov.uk – Daily Update, 28th June.
144. Gov.uk – Daily Update, 29th June.
145. B&NES, Planning Regulation – Weekly list No 27.
146. B&NES – Street Works 30/06/20 – 06/07/20.
147. Rural Services Network – The Rural Bulletin, 30th June 2020.
148. Rospa – Play Safety Inspection Report, June 2020.
149. Rospa – Invoice.
150. ALCA – Bus Shelters.
151. Gov.uk – Daily Update, 30th June.
152. Planning Notification, 20/01886/AGRN, Hinton Blewett.
153. B&NES - Compassionate Community Weekly Bulletin, 30th June.

July

154. Planning Notification, 20/02229/FUL, East Harptree.
155. Gov.uk – Daily Update, 1st July.
156. PKF Littlejohn – Receipt of documents.
157. B&NES – Waste & Recycling collection problems.
158. Gov.uk – Daily Update, 2nd July.
159. Ordnance Survey – A new era for aerial photography for Great Britain.
160. Rotary Club – Community Awards.
161. Gov.uk – Daily Update, 3rd July.
162. B&NES – Parish Liaison meeting agenda, 16th July.
163. Ordnance Survey – Update for PGSA.
164. ALCA – Guidance Re-opening village halls.
165. B&NES – Webinar, Covid 19 Lockdown and renewal – key issues for young people.
166. ALCA – In Short, 6th July.
167. ALCA – Re-opening of playgrounds.
168. ICO – Latest news from the ICO.
169. Gov.uk – Daily Update, 4th July.
170. Gov.uk – Daily Update, 5th July.
171. Gov.uk – Daily Update, 6th July.
172. ALCA – Playground advice.
173. Ordnance Survey – Update on aerial photography.
174. ALCA – How Councils can support commercial organisations with regard to Health and Wellbeing.
175. Planning Notification, 20/1951/COND, Coley.
176. B&NES, Planning Regulation – Weekly list No 28.
177. B&NES – Street Works 07/07/20 – 13/07/20.
178. Rural Services Network – Rural Funding Bulletin, July 2020 Edition.
179. Gov.uk – Daily Update, 8th July.
180. Gov.uk – Daily Update, 9th July.
181. ALCA – Climate Action Plan Day, 30th July.
182. Clerks & Councils Direct publication.
183. Gov.uk – Daily Update, 10th July.
184. Gov.uk – Daily Update, 11th July.
185. Gov.uk – Daily Update, 12th July.
186. Gov.uk – Daily Update, 13th July.
187. B&NES – Grass cutting invoice.