

WEST HARPTREE PARISH COUNCIL

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

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Minutes of the meeting held on Tuesday 13<sup>th</sup> June 2017 at the Memorial Hall, West Harptree starting at 7.30 p.m.

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

APOLOGIES: Mr C Gay and Mrs L Hillier.

Four members of the public attended.

The Minutes of the Parish Council Meeting held on 9<sup>th</sup> May 2017 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

**Min. 3224 – Election of Officers**

The Chairman and Vice-Chairman stood unopposed at the May meeting. They had now both signed the Declaration of Acceptance of Office.

**Min. 3225 – Matters Arising from the Minutes - None.**

**Min. 3226 – Urgent Business as agreed by the Chair – None.**

**Min. 3227 - Placemaking Plan**

The Independent Inspector had found the Placemaking Plan 'sound'. It would come before B&NES full council in July.

**Min. 3228 – Memorial Hall**

Thanks, were expressed to the members of the Hall Committee for their continued energy and commitment in keeping the Hall in good order.

It was agreed that the Hall was under-utilised. To increase interest and gather new ideas and suggestions as to the future of the Hall it was proposed and agreed to hold a joint (Trustees, Parish Council and Hall Management Committee) open evening/barbeque/social occasion on Wednesday 12<sup>th</sup> July 2017, starting at 7 p.m. The event would be widely publicised and Councillors were optimistic of a positive outcome. Additional 100 Club members were still sought.

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**Min. 3229 – Highways and Pavements**

A pothole in Bristol Road, (between the Doctor's Surgery and Easton), would be reported.

It was noted that imminent repairs were likely on Harptree Hill as white paint marks had been drawn on the Highway.

It had been reported that visibility had been reduced at Fairash Crossroads due to vegetation growth.

Thanks, were extended to volunteers who had helped clear and re-plant the Triangle with bedding begonias. It now looked a picture.

It was reported that the Hill Fort at Burledge had been tidied. It was agreed to arrange a walk to view the site. The owners of the site would be contacted.

**Min. 3230– Recreation Ground**

The Recreation Ground was in good order. The grass required its next cut. The play inspection would take place this month.

It was proposed, seconded and unanimously agreed to accept B&NES Groundwork quotation to maintain the Recreation Ground. Costs had increased by £7.21.

**Min. 3231 – Assets of Community Value**

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

**Min. 3232 – Waste Collection**

Last month it was highlighted that Wheelie bins on the main road or difficult roads in light of the new fortnightly waste collection service were inappropriate. It was confirmed that residents in those circumstances could request to continue to use black bags.

**Min. 3233 – Rights of Way**

Councillor's attention was drawn to the fact that B&NES had received

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two complaints from dog owners using public rights of way within the Parish. It was noted that advice was available for livestock keepers on the HSE website and advice for dog owners on various online sites.

### **Min. 3234 – Correspondence**

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

1. ALCA – Transparency Code funding 2017/18.
2. ALCA – DIS 907.
3. B&NES – Street Works 09/05/17 – 15/05/17.
4. Planning Regulation – Weekly List No. 19.
5. Mendip Hills AONB – Free family art activity.
6. P. Hales – Affordable Housing.
7. B&NES – Growing a Rural Community.
8. Playsafety – Notification of play area inspection.
9. B&NES – Interagency meetings.
10. Battle over a National tribute.
11. B&NES – Parishes Member vacancy for the Standards Committee.
12. ALCA – LIAS 1399 Neighbourhood Planning Briefing.
13. B&NES – Street Works 16/05/17 – 24/05/17.
14. Planning Regulation – Weekly List No. 20.
15. B&NES – Street Works 25/05/17 – 22/05/17.
16. B&NES – The Learning Bulletin.
17. B&NES – Highway issues.
18. B&NES – Parish Charter.
19. ALCA – In Short 19/05/17.
20. Bristol Rivers Trust – Waterblitz 2017 Campaign.
21. Mendip Hills AONB – Hardcastle meeting with the PC.
22. Development Management – Application No. 16/05845/FUL, East Barn, notification of Committee decision.
23. ALCA – Political Parties Manifestos.
24. ALCA – Funding Streams.
25. ALCA – NALC Survey.
26. Planning Regulation – Weekly List No. 21.
27. B&NES – Street Works 23/05/17 – 29/05/17.
28. Jon Mitchell – East Barn.
29. B&NES – Rights of Way, Footpaths CL23/30 and CL23/33.
30. Planning Regulation – Weekly List No. 22.
31. B&NES – Street Works 30/05/17 – 05/06/17.
32. ALCA – LIAS 1400, Precept Data 2017.
33. ALCA – Highways England invites you to planning future investment in England.
34. B&NES – Housing Newsletter.
35. Latest information from the ICO.
36. ALCA – Planning future investment in England’s Strategic Roads.
37. B&NES – Trustee Network.
38. Clare Williams – Email drop, providing a Parish Council Website.
39. Latest News from Bristol Airport.
40. Planning Regulation – Weekly List No. 23.
41. Avon & Somerset Constabulary Newsletter.

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42. ALCA – Plunkett Foundation, Call for Action.
43. B&NES – Parishes Liaison Meeting postponed.
44. WERN – AGM.
45. Development Management – New application: New Manor Farm Shop and Tea Room.
46. Jon Mitchell – East Barn.
47. Len Salter, Elaine Avery – Apologies.
48. ALCA – NALC Star Councils.
49. B&NES – Housing Newsletter.
50. B&NES – Invitation to the B&NES Clinical Commissioning Group AGM.

The following items were received at the meeting:-

1. Alex Palmer – Fairash Poultry Farm.
2. Compton Martin Parish Council – Fairash Poultry Farm.
3. B&NES – Grounds Maintenance quotation.
4. AON – Introduction regarding insurance.
5. Seafarers UK – Please fly the Red Ensign for Merchant Navy Day.

### **Min. 3235 – Planning Matters**

New applications

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

Councillors unanimously agreed to support this application subject to the use of sympathetic materials.

**Planning application 17/02511/FUL**, Fairash Poultry Farm, Compton Martin Road.

A Councillor declared a personal interest in this application and left the room only re-joining the meeting once a decision had been made.

Councillors unanimously agreed to Strongly Object in principle to the above application for the following reasons:-

#### 1. The Site

Access onto the busy A368 is very near Fairash crossroads A368/junction with Harptree Hill/C406, a staggered junction on the brow of a hill which is a known and dangerous accident hot spot.

Alterations to the site access to improve 'line of sight' have been minimal.  
Chew Valley Neighbourhood Plan Policy No. HDE7 – There is no evidence that a traffic impact assessment has been carried out.

Chew Valley Neighbourhood Plan Policy No. HDE3 – The important views of the Chew

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Valley. The proposed development would have a detrimental effect on the view from Harptree Hill towards Chew Valley Lake.

## 2. The Design

Chew Valley Neighbourhood Plan Policy No. HDE2 – Settlement Build Character. The building design is not aesthetically pleasing and is inappropriate for the site. Keeping the appearance of Chicken Sheds, (originally built between the 1960s and 1980s), is not an appropriate design and gives the appearance of army Nissan Huts or Shipping Containers.

The proposed dwellings are too tightly packed together creating an over populated environment.

Access and surrounding space to individual properties is limited, with insufficient parking spaces for the proposed 3 or 4 bed properties. There is also inadequate turning space for cars or larger delivery vehicles.

## 3. Building Materials

The proposed design and building materials do not enhance the site or the Area of Outstanding Natural Beauty in which it sits and are considered inappropriate. Natural stone, barn appearance, wood cladding and roof tiles would be preferable.

## 4. Footpath

There is no continuous footpath to the nearby Bus Stop or the villages of West Harptree or Compton Martin.

## 5. Additional Comments

In principle, the Parish Council are not opposed to the development of this site and would in future encourage pre-engagement on planning matters prior to plans being prepared.

Looking forward, we are concerned that this site will deteriorate through lack of use.

Applications awaiting a response from the Planning Department.

**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.

**Planning application 17/02148/FUL**, Sunnyside, Whistley Lane –

Erection of a four bed dwelling with attached carport. Initials .....

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

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

Action: The District Councillor agreed to follow up Planning applications 16/04987/VAR and 17/00146/LBA both of which had been on the agenda for several months.

**Min. 3236 – Financial Matters**

The following invoice was proposed, seconded and agreed for payment:-  
SSE (Electricity) £15.50

An invoice for compost for the Triangle from Stowey House Farm, value £59.40 was presented to the Council. It would be included for payment next month.

**Min. 3237 - Meetings attended – None.**

**Min. 3238 – Items for the Information of the Clerk – None.**

The Chairman declared the meeting closed at 9.00 p.m.

**Min. 3239 - Future Meetings**

- 11<sup>th</sup> July at 7.30 p.m.
- 12<sup>th</sup> September at 7.30 p.m.
- 10<sup>th</sup> October at 7.30 p.m.

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