

WEST HARPTREE PARISH COUNCIL

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

Page 25 of 18/19

Minutes of the meeting held on Friday 29th June 2018 at the Memorial Hall, West Harptree starting at 7.30 p.m.

PRESENT: Mr R Ireland (Chairman), Mr J Mitchell, Mr M Taviner and Mr P Wood.

APOLOGIES: Mr P Hutton (Vice-Chairman) and Mrs R Wakeley.

Mr C Gay did not attend.

3 members of the public attended.

The additional meeting was convened to discuss two planning applications which required a response to B&NES Planning Department prior to the next scheduled meeting on 10th July 2018.

Min. 3423 – Planning Matters

New applications

Planning application 18/02543/FUL, Chew Valley Lake Walking and Cycle Trail, Wally Lane, Chew Magna – Creation of a leisure trail for walkers and cyclists around Chew Valley Lake (including associated engineering works).

West Harptree Parish Council is delighted to see the sponsors working on the circular route around Chew Valley Lake. The idea has been discussed for many years, has received very strong public support in our own local surveys and is therefore one of the key Aspirations of our Neighbourhood Plan.

We do, however, have two significant areas of concern which we would ask that you pass to the project sponsors (Sustains, B&NES, Bristol Water Wessex Water);

1. The complete absence of any early consultation by any of the sponsors. It seems that the project team had been working on CVLRT for more than six months before Parish Councils were even notified. We have now held an additional public planning meeting to discuss the planning application and were quite shocked to discover that land owners were feeling bullied, rushed and pressured into selling sections of land, where existing green paths and foot-paths could very adequately be upgraded to fulfill some sections.
2. The lack of any significant business planning, which we feel should have been addressed before (rather than after) developing the route.

As to West Harptree Parish Council's consultation response to the planning

Initials

application itself, we are in full support of the project and the vast majority of the route but object to two specific route sections:

1. The proposal to create a new section to the side and rear of Lower Gurney Farm would cause a number of difficulties for the land owner on an active cattle farm, when there are existing access roads, footpaths and alternatives, albeit closer to the lake, that are considerably more suitable for all parties. *Our grounds for objection are safety of potential users and also animal welfare since the cycle track would be immediately adjacent to stock routes across the farm.* The concerns that these alternatives are subject to occasional flooding are spurious, as mountain bikers and rambles, who are the demographic likely to use the proposed routes in inclement weather, are equipped to do so and would expect those sort of conditions.
2. Whilst not in our Parish, we were also concerned with the proposal for the loop going across Wally Lane and exiting along Denny Lane – this seems to be an unnecessary diversion necessitating two crossings of that busy road, when the path could safely run along the lake side of the dam. *Our grounds for objection are safety of potential users and other road users.*

In relation to all of these comments, West Harptree Parish Council would be very happy to meet the members of the project team, the B&NES planning officer and landowners in order to facilitate a mutually acceptable route. We are also keen to provide what support we can to address the lack of business planning for a project, which if properly conceived, promoted and advertised, could be a significant economic and tourism boost for the Valley area.

Planning application 18/02681/TCA, Fernlea, The Street – Ash Tree
Branches from neighbouring property are at a high and low level.
Remove the lower branches.

West Harptree Parish Council has no objection to the above proposal.

We would like to recommend that a professional arborculturalist is engaged to carry out the tree works due to the tightness of the boundary and the nature of the overhanging branches.

Min. 3424 – Items for the Information of the Clerk

The response from Martin Shields was dismissive. It was proposed to arrange a meeting between the 7 Chairmen in the CVNP area to discuss the response in full. This would be actioned at the next meeting on 10th July.

Initials

The Chairman declared the meeting closed at 8.10p.m.

Min. 3425 - Future Meetings

10th July at 7.30 p.m.

11th September at 7.30 p.m.

9th October at 7.30 p.m.

Chairman

Date Signed