

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> March 2018 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: Mr T Warren.

One member of the public attended.

The Minutes of the Parish Council Meeting held on 13<sup>th</sup> February 2018 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

**Min. 3345 – Matters Arising from the Minutes - None.**

**Min. 3346 – Urgent Business as agreed by the Chair – None.**

**Min. 3347 – Chew Valley Neighbourhood Plan**

There was no update to report to the meeting.

**Min. 3348 – Notice of a Vacancy**

Having met both applicants at the February meeting, Councillors were able to make an informed decision as to the most suitable candidate. Voting took place, the successful candidate would be informed accordingly. He would take up his position at the April meeting.

**Min. 3349 – Community Infrastructure Levy (CIL) Funding**

Additional suggestions received at the meeting included assisting with the development of the hall, possibly to provide equipment needed to run courses upstairs, another suggestion was to replace the Bus Shelter roof.

**Min. 3350 – Freedom of Information Request**

It was reported that we had formally acknowledged receipt of a Freedom of Information request and we were in the process of preparing the documents as requested.

Initials ....

**Min. 3351 – The General Data Protection Regulation (GDPR)**

The GDPR Toolkit would be reviewed, but in the meantime the Parishioner Mail Group would be asked to give permission for their details to be held on our central database after 25<sup>th</sup> May 2018. All non-respondents would be removed from the database. Information on laptop encryption would be sought.

**Min. 3352 – Memorial Hall**

There was nothing to report to the meeting.

**Min. 3353 – Highways and Pavements**

It was agreed that parking in the village had improved slightly. The best way forward was to continue to ask for more Police/PCSO safety visits.

Villagers would be reminded of the Village Tidy Up/Litter picking day organised for Saturday 31<sup>st</sup> March. Volunteers would meet at the Bus Shelter at 10 a.m. B&NES would be asked to litter pick at Herriots Bridge.

It was acknowledged that drainage work carried out between Fairash and Cowleaze Lane had not alleviated flooding in the dip during the recent inclement weather.

Blocked drains would be reported outside Easton, Bristol Road, Little Orchard, Bristol Road and at Fairash towards the Blue Bowl.

Potholes in the Narrows, Bristol Road (Near Mendip View), outside the entrance to Fairash Farm and also one opposite the Farm towards Compton Martin would also be reported.

An Engineer has already been requested to attend the Street Light in Millennium Way as it was not working. The matter was ongoing.

**Min. 3354 – Recreation Ground**

The Recreation Ground was in good order. The quotations (under CIL funding above), would be reviewed in due course.

Initials ....

### **Min. 3355 – Assets of Community Value**

The Assets of Community Value registration process was in hand. Some background information had been received and more was anticipated prior to the ACV Nomination Form being completed.

### **Min. 3356 – Correspondence**

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

1. B&NES – Town & Parish Councils Information Session on Joint Spatial Plan, B&NES Local Plan & HELAA
2. B&NES – Funding Bulletin
3. Rural Services Network News Digest, 12<sup>th</sup> February.
4. B&NES – Street Works 13/02/18 – 19/02/18.
5. Planning Registration – Weekly List No. 07.
6. Chew Valley Neighbourhood Plan meeting 19<sup>th</sup> February.
7. Rural Vulnerability Service – Rural Broadband, February 2018.
8. B&NES – Fix My Street.
9. ALCA – Quick Notes.
10. Paul Gray – Parking and Footway Light.
11. J P Holden – Seminar, Neighbourhood & Urban Renewal in post Brexit Britain.
12. Rural Services Network News Digest, 19<sup>th</sup> February.
13. B&NES – Village Tidy Up day, 31<sup>st</sup> March 2018.
14. Came & Company – Insurance Policy.
15. B&NES – Reminder, Chew Valley Area Forum.
16. Planning Registration – Weekly List No. 08.
17. B&NES – Street Works – 22/02/18 – 26/02/18.
18. B&NES – Agenda for Parishes Liaison meeting.
19. Mendip Hills AONB – Advance notice, AONB Partnership meeting.
20. B&NES – Chew Valley Area Forum paperwork, 26<sup>th</sup> February.
21. B&NES – WWI Centenary National Guidance.
22. ALCA – GDPR Toolkit.
23. Paul Gray – Footway light.
24. Rural Services Network News Digest, 26<sup>th</sup> February.
25. B&NES – Town & Parish Councils Information Session on Joint Spatial Plan, B&NES Local Plan and HELAA. Reminder.
26. B&NES – Street Works 27/02/18 – 05/03/18.
27. Planning Registration – Weekly List No. 09.
28. Chew Valley Area Forum – Follow Up.
29. Rural Vulnerability Service – Fuel Poverty, February 2018.
30. Local Government Public Advisory Service – New Review of Ethical Standards in Local Government.
31. B&NES – Local Plan/HELAA Briefing note.
32. ALCA – Invoice.
33. Clarke Willmott – Freedom of Information Request, East Barn.
34. CVNP – Minutes.
35. B&NES – Re: Freedom of Information Request.
36. Rural Services Network News Digest, 5<sup>th</sup> March.
37. Rural Opportunities Bulletin.
38. B&NES – Street Works 06/03/18 – 12/03/18.
39. Planning Registration – Weekly List No. 10.

The following items were received at the meeting:-

1. Clerks & Councils Direct Publication

### **Min. 3357 – Planning Matters**

New application

**Planning application 18/00505/FUL**, Land to the South of Widcombe Lodge, South Widcombe, Hinton Blewett – Erection of a dwelling (Resubmission)

Initials ....

West Harptree Parish Council agreed to **Object in Principle** to the above application.

The applicant is using the National Planning Policy Framework para 55 as the foundation for this application. Although Local Planning Authorities don't encourage the building of isolated homes in the countryside, the applicant cites that special circumstances have been met. West Harptree Parish Council disagrees with their submission using Para 55 for the following reasons:

- Not an outstanding or innovative design and we do not think that this raises standards of rural design. There is far too much glass and this would have a detrimental impact on light pollution in an outstandingly beautiful rural area.
- A bizarre design that resembles a space ship and really would be a blot on the landscape.
- The size and design of the building would be completely out of keeping with the architectural style of the surrounding residential buildings.
- The proposed building has failed significantly to be sensitive to the defining characteristics of the local area. There would be a detrimental impact on the special qualities that make up the Mendip Hills AONB. Even the proposed tree planting and landscaping scheme would fail to hide this building from view points in the Chew Valley area. It must be recognised that this "screening" would not be necessary if the building were considered an enhancement.

Application pending consideration

**Planning application 18/00416/LBA**, Tilly Manor, The Street – Internal and external alterations for the repair and replacement of barn and garden room roofs, replacement of Velux windows, change of roof material to slate and glazing and resiting of modern stair and toilet along with general internal refurbishment.

**Planning application 17/05748/FUL**, Fairash Poultry Farm – Conversion and part demolition of redundant poultry sheds to form 2no. live-work dwellings and associated access and landscaping works (Resubmission).

Update. The Planning Committee had permitted this application at their meeting on 14<sup>th</sup> February, however the decision had been challenged and the application had been referred to the Secretary of State for determination.

Initials ....

**Min. 3358 – Financial Matters**

The following invoice was proposed, seconded and agreed for payment:-

SSE, Electricity	£14.84
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**Min. 3359 - Meetings attended**

Chew Valley Area Forum meeting, items included an update from the Police and a briefing on Affordable Housing.

A Councillor would attend a seminar, Planning in Plain English to be held in Long Ashton on 17<sup>th</sup> March.

**Min. 3360 – Items for the Information of the Clerk – None.**

The Chairman declared the meeting closed at 8.45 p.m.

**Min. 3361 - Future Meetings**

10<sup>th</sup> April at 7.30 p.m.

8<sup>th</sup> May at 7.30 p.m.

12<sup>th</sup> June at 7.30 p.m.

Chairman .....

Date Signed .....