

WEST HARPTREE PARISH COUNCIL

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

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Minutes of the remote meeting held on Monday 8th March starting at 7.30 p.m.

PRESENT: Mr R Ireland (Chairman), Mr P Hutton (Vice-Chairman), Mr G Joyce, Mr J Mitchell, Mr P Wood and Mr D Wood.

APOLOGIES: Mrs R Wakeley.
Mr C Gay did not attend.

No members of the public attended.

The Minutes of the Parish Council Meeting held on 8th February 2021 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3833 – Matters Arising from the Minutes – None.

Min. 3834 – Urgent Business as agreed by the Chair

Church Clock – Smiths of Derby had been asked to quote to refurbish the Church Clock. This request had been delayed, as their Engineers had been furloughed. The Engineers had now returned to work and a quotation based on several options was expected in the near future.

Min. 3835 – Correspondence

Please see Appendix 1

Min. 3836 – Local Plan Partial Consultation

A Councillor had had conversations with an Officer from the Mendip Hills AONB particularly regarding inappropriate development and the possibility of developing a Design Guide framework. It would be beneficial to develop a better working relationship between the PC and the AONB. A resident was also keen to get involved.

The Councillor was thanked for all the hard work he had put into the LPPU consultation and attending the Rural Landscape Character Assessment Review and the Landscape Strategy Consultation Workshop.

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Min. 3837 – Chew Valley Climate and Nature Emergency

It was early days for the Chew Valley Working Group, they had organised themselves into 4 working parties, each responsible for one of the following: Transport, Renewable Energy, Home Energy and Nature. Our representatives were responsible for helping householders change to a cheaper energy supplier, and using any available grants make properties more energy efficient.

It was noted that West Harptree lacked space and because of this there was little opportunity to take up some of the renewable energy alternatives. Nevertheless, the Council would be happy to support a Valley wide or larger project as long as it was practical to do so.

Min. 3838 – Planning Matters

New application

Planning application 21/00894/FUL, Sunnyside, Whistley Lane –
Erection of single storey rear extension and internal alterations.
It was unanimously agreed to support this application.

Applications pending consideration

Planning application 21/00050/FUL, Orchard Cottage, Ridge Lane –
Erection of a two storey 3 / 4 bedroom dwelling, car port for 2 cars and
additional parking for 4 cars following demolition of existing cottage.

Planning application 20/004595/FUL, Land to the South of Widcombe
Lodge (Hinton Blewett) – Erection of dwelling, covered parking,
implementation store and formation of vehicular access.

Notification of decision

Planning application 20/03968/FUL, West Harptree House, Bristol Road
– Erection of 1no. 2 bed detached dwelling within existing residential
garden plot. PERMIT.

Planning application 21/00453/TCA, Ridgeway, Ridge Lane – Cherry (T1)
– fell to ground level as base of trunk shows signs of decay. PERMIT.

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**Min. 3839 – Report from B&NES Councillor Mr D Wood
Speeding Feasibility Study**

This was voted through at Cabinet and at Full Council in February. I've asked the Principal Engineer (Traffic Management) and the Senior Engineer (Traffic Management) to a (zoom) meeting with myself and representatives of WHPC to explore possibilities around using Parish CIL on a speeding scheme.

Due to holidays, they have proposed finding mutually convenient dates on w/c 15/3/21 or w/c 22/3/21.

Request WHPC nominate representative(s) and we liaise over dates.

B&NES Rural Landscape Character Assessment Review and Landscape Strategy Consultation Workshop

This is due to take place on 16/3/21 online and I understand that all Parish Councils have been invited. If you don't have the invitation let me know.

WHPC LPPU issues follow-up with Director of Planning

I met with the Director of Planning to follow up on some of the issues raised at the last meeting (and also some issues raised at CVNP/planning meeting). These included:

- Can we limit wind power to areas of low to moderate landscape impact? DP will look into this.
- Will existing on-street parking be converted to EV charging points? There is no programme, budget or intention to do this.
- Concern about superseding CVNP with SPD on parking standards. Is it possible to devolve to Neighbourhood Plans? DP will look into this.
- What will happen to housing development boundaries? Status quo is not an option due to legal rulings. Can review boundaries or turn into infill boundaries. DP will supply more information.

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- Will there be any housing allocation at all to Mendip or Chew Valley wards? There is expected to be no allocation but this will be confirmed. (I've pushed for some time for no allocation).
- Can we presume against change of use in rural zone from business to residential? Can we deconflict BF2 and ED1B? DP to look into this.
- Raised concerns about Para79 applications and impact on the landscape. DP to investigate further.
- Will there be a landscape appraisal for renewables? Yes, there will be a full landscape appraisal as part of the LPPU process.
- Are renewables other than solar and wind being investigated? There is a joint study with WECA into alternative renewables. This is looking at sources like hydro and mine water power. This will report in summer 2021.

I'm expecting a written response with more information in due course.

Contact with the Mendip Hills AONB Unit

As a member of the AONB Board I promised to get in touch with the unit about their input into the LPPU. This is the email of their Landscape Planning Officer. I've also attached to my email their full response to the LPPU.

"This email is just to update you both on the Mendip Hills AONB Partnership response to the LP partial update. I have attached a copy of our response for your perusal but below is a summary;

1. The MH AONB Partnership consider that the Landscape sensitivity analysis is out of date (dated 2010) in view of the increased importance, and enhanced need for protection and recovery of AONBs following the Glover Review. (Outcomes of the review will be enshrined in the forthcoming Environment Bill, now to be later this year). We consider that analysis does not accurately reflect the increased sensitivity of the AONBs, and that all land in the AONB, and in the 'setting' of the AONBs should be classified as **high** sensitivity.

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Therefore, we object to a) any land in the AONB being classified as moderately high or moderate sensitivity, and b) we would consider that other than for domestic scale wind generation, land within the AONB and its settings is not appropriate for development of industrial/commercial wind farms.

Evidence for this is based on the impact on the special qualities of the AONB as laid down in the MH Management Plan. Whilst the management plan is not a 'development plan' it is of material consideration @ the CRoW Act 2000. The special qualities likely to be affected by wind-farms would be views in towards the AONB, and out from the AONB.

There could also be impact on ecology e.g., flight paths of migrating birds on the Chew, Blagdon and Litton lakes, use of agricultural land (see below) for development and associated hardstanding. Whilst there is unlikely to be much lighting associated with such development, apart from during construction (which would need to be borne in mind) red warning lights on top of turbines would have a visual impact across the Chew Valley during twilight hours and at night.

The snip shows the agricultural land classification for the Chew Valley and the Mendip slopes where grades 1-3a are best and most versatile agric. land, therefore use of such land could be contrary to NPPF paragraph 170(b)

2. The Mendip Hills AONB Partnership wish to highlight that the AONB team are uniquely placed to advise on the planning and management of any Biodiversity Net Gain from development across B&NES that cannot be accommodated onsite, but which could be accommodated within the AONB & its setting, but also across the wider environs through Nature Recovery Networks, B-Line Zones, the Big Chalk proposal', and other emerging Green and blue infrastructure strategies. We would appreciate that this be highlighted across B&NES council in particular but also to our parish councils.

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3. We welcome that B&NES has a standalone policy for the AONBs that 'great weight' should be afforded to conserving and enhancing landscape and natural beauty however, we request that NE2 is further strengthened."

Renewables in the Valley/Climate Emergency

I offered by email to set up a (zoom) meeting between representatives of WHPC and relevant people at B&NES to discuss renewable energy.

I've put in their request and (assuming it was accepted) if the invite hasn't been received already it will be soon.

I also drew WHPC response to the LPPU to the attention of the Cabinet Member for Climate Emergency and the Sustainable Manager. I received these initial thoughts from the Officer:

"On the planning and landscape issues – a lot of that is being covered by work the Planning team have commissioned, which we are involved in. On land use issues more broadly – especially farming (and other related issues they don't mention that are vital like carbon sequestration, soil health and bio-diversity) – I am planning further specialist work on that in the next financial year and it is intended that this will link closely with the work Planning are doing now.

On the technology – of course we have to make sure there is a balance in terms of wind and solar and that's what the work Planning are doing now is about, so we can have encouraging policy balanced by an understanding of landscape sensitivity to avoid, for example, massive predatory commercial solar farm applications. On hydro potential – there is very little that is viable in B&NES. There are reports analysing technical potential in B&NES that sit behind the current targets in the Core Strategy. The West of England RERAS study underway now will update that. I suggest that we think about you hosting a session – workshop maybe – with the Sustainable Place Board on these renewables' questions and in particular how to have an informed debate with local residents, involving BWCE and other experts perhaps. At a suitable date."

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The budget also contains good news in the form of some resurfacing of Ridge Crescent and Ridgeway Close

Also, a (smaller than last time) sum for Ward Empowerment Fund. I'm minded to spend this on ecological projects as these are popping up everywhere at the moment. But would welcome your views if you had different thoughts.

Councillor Mr D Wood was thanked for his excellent report, the summaries were very valuable.

Speeding Feasibility Study – Several Councillors volunteered to attend the proposed meeting and a resident who had particularly expressed an interest in the project would be contacted to ask if he would also like to be involved. The top priority was to reduce traffic speed whilst at the same time balancing options to keep urbanisation out.

It was re-iterated that West Harptree Parish Council would only allocate their CIL budget to physical measures to improve speeding when something positive was on the table. They would not invest in a feasibility study.

Min. 3840 – Items for the Information of the Clerk

Flowerbed - A Councillor was thanked for organising the weeding of the flowerbed. An increasing number of weeds was making the task more onerous. It was considered prudent to replace the soil before the Autumn bulb/wallflower planting.

Litter Picking – It was agreed that an organised litter pick was out of the question in the present climate, even though the village was looking very untidy. It was agreed to advertise for Volunteers to adopt their own road or lane to keep tidy. Litter pickers and bags would be supplied.

Bus Shelter – It was agreed that two Councillors would remove the ivy from the Bus Shelter in a socially distanced manner.

Dog Fouling – A number of complaints had been received regarding

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irresponsible dog owners who had left their dog's bagged faeces hung in hedges or left by gates, particularly in Ridge Lane. It was agreed that this was bad for the environment and very selfish behaviour. A notice would be put in the Parish News to remind dog owners of their responsibilities.

Min. 3841 - Extended Leave of Absence

Mrs R Wakeley had advised us that she would be unable to attend meetings in the near future. The Clerk and Chairman had accepted these confidential personal reasons. All other Councillors were in favour of this decision.

Min. 3842 - Future Remote Meetings

The date of the next remote meeting: TBC

The Chairman declared the meeting closed at 8.20 p.m.

Chairman

Date Signed

Appendix 1

Min. 3835 – Correspondence

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

1. Rural Services Network – The Rural Bulletin, 9th February.
2. B&NES – Planning Regulations, Weekly List No. 7.
3. B&NES – Street Works 09/02/21 – 15/02/21.
4. B&NES – Planning Notifications – 21/00259/FUL, East Harptree, 20/01570/VAR, Coley and 20/04595/FUL, Hinton Blewett.
5. B&NES, Fix my Street – Update.
6. B&NES – Planning Notifications – 20/03264/FUL, 20/03304/FUL, 2003305/FUL, Compton Martin, 21/00156/FUL, Hinton Blewett and 21/00510/VAR, Coley.
7. B&NES – Planning Notifications – 20/03305/FUL, 21/00582/AGRN, Compton Martin.
8. ALCA – Village Hall Domesday Book.
9. B&NES – Planning Notifications – 20/004595/FUL, 20/04857/LBA, Hinton Blewett, 20/03264/FUL, 20/03304/FUL, Compton Martin and 20/03382/VAR, East Harptree.
10. B&NES – Planning Notifications – 20/03264/FUL, 20/03304/FUL, 2003305/FUL, Compton Martin, 21/00156/FUL, Hinton Blewett and 21/00510/VAR, Coley.
11. Tracey Cotterell – Re: Planning Application 20/04595/FUL, Hinton Blewett.
12. B&NES – Planning Notifications – 20/04882/FUL, 21/00602/FUL, 20/04882/FUL East Harptree.
13. B&NES, Highways – Harptree Hill.
14. B&NES – Bath Transport Delivery Action Plan, Stakeholder Pack.
15. ALCA – Notes from the ALCA meeting, 3rd February 2021.
16. ALCA – Bath Transport Delivery Action Plan.
17. B&NES – Planning Notifications – 21/00156/FUL, Hinton Blewett.
18. Rural Services Network – The Rural Bulletin, 16th February.
19. B&NES – Planning Regulations, Weekly List No. 8.
20. B&NES – Street Works 16/02/21 – 22/02/21.
21. ALCA – In Short, February.
22. B&NES – Planning Notifications – 20/04882/FUL, East Harptree.
23. B&NES – Planning Notifications – 20/04754/FUL, Compton Martin.
24. Calor Gas – Rural Community Fund.
25. Came and Company – Latest Insights.
26. ALCA – Invitation WPD’s BPI Consultation Session: 2nd March 2021.
27. B&NES – Planning Notifications – 20/04960/FUL, Compton Martin and 21/00042/COND, East Harptree.
28. B&NES – Planning Notifications – 20/04958/FUL, Compton Martin and 20/01219/FUL, 21/00770/TCA, East Harptree.
29. Rural Services Network – The Rural Bulletin, 23rd February.
30. B&NES – Planning Regulations, Weekly List No. 9.
31. B&NES – Street Works 23/02/21 – 01/03/21.
32. ALCA – NALC Coronavirus Update.
33. B&NES – Planning Notifications – 21/00378/FUL and 21/00802/CLPU, East Harptree.
34. B&NES – Census 2021.
35. B&NES – Rural Landscape Character Assessment Review and Landscape Strategy, Stakeholder Consultation.
36. B&NES – Planning Notifications – 21/00378/FUL and 21/00379/LBA, Compton Martin.
37. ALCA – Model Code of Conduct.
38. West of England – Mass Transport Project.
39. B&NES – Planning Notifications – 21/00819,AGRN, Coley.
40. B&NES – Planning Notifications – 20/04958/FUL, Compton Martin and 20/01219/FUL, 21/00259/FUL, 21/00378/FUL, 21/00379/LBA, East Harptree, 21/00355/FUL, Compton Martin and 21/00582/AGRN, West Harptree (withdrawn).
41. ALCA – Subscription invoice.
42. B&NES – Planning Notifications – 21/00355/FUL, 21/00878/TCA, Compton Martin and 20/01219/FUL, 21/00378/FUL, 21/00379/LBA, East Harptree.
43. Rural Services Network – The Rural Bulletin, 2nd March.
44. B&NES – Planning Regulations, Weekly List No. 10.
45. B&NES – Street Works 02/03/21 – 08/03/21.
46. Chelwood Bridge Rotary Club – Raising Funds for Local Charities.
47. B&NES – Planning Notifications – 21/00602/FUL, East Harptree.
48. B&NES, Development Management – New application 21/00894/FUL, Sunnyside, Whistley Lane, West Harptree.
49. B&NES – Planning Notifications – 21/00602/FUL, East Harptree and 21/00894/FUL, Sunnyside, Whistley Lane, West Harptree.

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