

WEST HARPTREE PARISH COUNCIL

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

Page 45 of 17/18

Minutes of the meeting held on Tuesday 14th November 2017 at the Memorial Hall, West Harptree starting at 7.45 p.m. following public participation.

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

APOLOGIES: Mr R Ireland (Chairman), Mr C Gay, Mrs L Hillier and Mr T Warren.

4 members of the public attended.

The Minutes of the Parish Council Meeting held on 10th October 2017 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3287 – Matters Arising from the Minutes - None.

Min. 3288 – Urgent Business as agreed by the Chair – None.

Min. 3289 – Community Infrastructure Levy (CIL) Funding

It was agreed that the only viable suggestion received to date was to assist with super-fast broadband provision.

Min. 3290 – Memorial Hall

It was encouraging that new members had joined the Management Team. Monthly meeting had taken place and ideas exchanged. The initial aim of the new Committee was to increase awareness of the Hall and its facilities and look into providing a projector and a screen. The Committee were looking into creating a web page for information and a booking form. Financially the Hall was sound.

Min. 3291 – Highways and Pavements

Millennium Way and a neighbouring driveway were repeatedly blocked by drivers of vehicles using the Shop. It was agreed to contact B&NES to provide a single line between the highway and the private road. The provision of Keep Clear or other markings on the private road was not a Parish Council matter.

Initials

There was no update on the provision of Manchester Bollards on the proposed new pavement outside the Crown.

Drainage works to the Culvert, Bristol Road were still unsatisfactory. A Councillor would contact Jim McEwan, B&NES to arrange a site visit.

A pothole/raised drain cover had been reported between Lower Gurney Farm and Brickhills Cottages, Bath Road and a large pothole between North Widcombe Farm and Haydons Farm.

The sweeper had been requested to clear the mud and weeds on the road outside the Old Bakery, Bristol Road.

It was noted that the centre of the village was chaotic due to parked cars and builder's vans.

Min. 3292 – Recreation Ground

The Recreation Ground was in good order.

Play equipment steel work refurbishment. Two out of the three Contractors had responded with a quotation. Following a discussion it was agreed to accept the quotation from Lewis Hearse. Work would commence in April/May 2018 weather permitting.

Min. 3293 – Assets of Community Value

The Clerk and a Councillor would attend an ACV training meeting on 5th December in Midsomer Norton.

Min. 3294 – Correspondence

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

1. B&NES – Interagency Bulletin.
2. B&NES – White Keep Clear markings.
3. Planning Application 17/04788/FUL – Extension granted.
4. Rural Services Network – News Digest.
5. Development Management – Notification of Decision 17/02840/FUL Parcel 4700 – PERMIT.
6. B&NES – Street Works 10/10/17 – 16/10/17.
7. Planning Registration – Weekly List No. 41.
8. B&NES – Rural Facilities Audit request.
9. Clive Setter – Complaint procedure request.
10. CVNP – CIL Information.
11. B&NES – Chew Valley Transport Strategy.
12. Mendip Hills AONB – Ready to Rock.
13. B&NES – Community Empowerment Fund.

Initials

14. Jim McEwan – Culvert.
15. Mendip Hills AONB – Blade Shooting.
16. Mendip Hills AONB – Jim Hardcastle.
17. B&NES – Piano for donation.
18. Rural Services Network – Free RSN Seminars.
19. B&NES – Registering ACVs.
20. B&NES – Bus Service information.
21. Development Management – New application 17/04763/VAR East Barn.
22. Mr J Dorber – Blocked access.
23. Quality Bailiffs information.
24. B&NES – East Barn, extension granted.
25. Jon Mitchell – East Barn.
26. Rachel Wakeley – East Barn
27. B&NES – Chair’s Community Awards.
28. Development Management – New application 17/05020/VAR Ridge Cottage.
29. B&NES - Chew Valley and Somer Valley Transport Strategies consultation.
30. B&NES – Ridge Cottage extension granted.
31. Mr & Mrs Romaine – East Barn.
32. B&NES – Parishes Online Update.
33. B&NES – Youth Connection Open Consultation.
34. B&NES – Discharge of condition 17/04867/COND.
35. Jim McEwan – Culvert drainage.
36. ALCA – GDPR Briefing paper.
37. B&NES – Street Works 24/10/17 – 30/10/17.
38. Planning Registration – Weekly List No. 33
39. Mike Day – Village Gateways.
40. Development Management – Notification of decision 17/04129/FUL Fairash Poultry Farm. REFUSE.
41. ALCA – National News and Updates.
42. B&NES – Housing Newsletter.
43. B&NES – West of England Joint Spatial Plan and new B&NES Local Plan.
44. ALCA – Councillors disqualification consultation.
45. Compton Martin Parish Council – CIL meeting and ALCA.
46. Jon Mitchell – 17/04763/VAR East Barn.
47. B&NES – Street Works 31/10/17 – 06/11/17.
48. Planning Registration – Weekly List No. 44.
49. B&NES – NI to List TH TTC1602 Harptree Hill.
50. Lewis Hearse – Quotation.
51. Rural Opportunities Bulletin.
52. ALCA – Right Homes Consultation.
53. ICO Newsletter.
54. ALCA – Information request.
55. ALCA – Councillor Eric Potter.
56. B&NES – Interagency Meetings.
57. B&NES – Recycling containers.
58. B&NES – Christmas recycling confirmation.
59. B&NES – Street Works 07/11/17 – 13/11/17.
60. Planning Registration – Weekly List No. 45.
61. B&NES – 17/04106/FUL White Rose Cottage.
62. B&NES – Public Health News.
63. B&NES – ACV Training.
64. ALCA – Eric Potter’s funeral arrangements.
65. ALCA – In Short.
66. B&NES – The Learning Bulletin.
67. Development Management – Notification of decision 17/03866/FUL The Blue Bowl. PERMIT.

The following items were received at the meeting:-

1. Clerks & Councils Direct publication

Min. 3295 – Planning Matters

New applications

Planning application 17/04763/VAR, East Barn, Whitecross Farm –

Initials

Variation of condition 2 of Application 16/05845/FUL (Conversion of an existing barn to office accommodation (Use Class B1))

Councillors unanimously agreed to strongly object in principle and respond as follows:-

We would like it noted that we consider the permitting of the original application 16/05845/FUL a very poor decision for the reasons stated in our objection letter, i.e. vehicular access, small plot size, lack of parking space and in a residential area.

With regard to this application 17/04763/VAR, Condition 2 was drafted in your report as a formal recommendation to the planning committee to safeguard and prevent inappropriate use of the building in future.

We unanimously agreed to strongly object in principle to this application as conditions and circumstances relating to East Barn have not altered since 29th June when the original application was permitted and our objections listed below still stand.

1. Vehicular access. The junction where the private road meets the B3114 is on a dangerous corner, visibility is limited and several serious accidents have occurred at this point.
2. The Barn is situated on a very small plot making conditions cramped and the turning of vehicles difficult. It would be unsuitable for delivery vans servicing the offices as they would have to reverse back down the drive onto the main road as the turning area is extremely tight.
3. The size of the office space dictates that 9 or more people could work at the premises, each would need a car as there is no bus service and it is over 1Km to the village of West Harptree. Only 4 very small car parking spaces are shown on the plans which is inadequate.
4. We cannot justify agreeing to a business being carried out on a private residential drive and in an Area of Outstanding Natural Beauty.

If the reason for this application is that East Barn is no longer suitable for the applicant's personal business use under Condition 2 it should revert to its former use, i.e. Barn.

We cannot stress how important it is to us and our parishioners that Condition 2 is not removed and trust that you will take into account our comments prior to making your decision.

Planning application 17/04788/FUL, 5 Ridge Crescent – Erection of single storey rear extension and erection of a first floor rear extension.
Councillors agreed to Comment Only and responded as follows:-

Initials

1. The proposed extensions are in keeping with other extensions in the Crescent.
2. Concern was raised regarding the size of the rear extension, it is very close to the site boundary and may impact on the neighbouring property.

Planning application 17/05020/VAR, Ridge Cottage, Ridge Lane – Variation of condition 5 of Application 17/02749/FUL (Erection of single and two storey rear extensions).

Councillors unanimously agreed to Support this application.

Application pending consideration

Planning application 17/04106/FUL, White Rose Cottage, Bristol Road – Erection of timber stable block and a “Ménage”.

Notification of decision

Planning application 17/03866/FUL, The Blue Bowl, Bristol Road – Erection of 2 polytunnels for horticultural use. PERMIT.

Planning application 17/04129/FUL, Fairash Poultry Farm, Compton Martin Road – Conversion and part demolition of poultry sheds to form 3no. dwellings and associated access and landscaping works (Resubmission). REFUSE.

Min. 3296 – Financial Matters

The following invoices were proposed, seconded and agreed for payment:-

SSE (Electricity)	£ 15.50
Grant Thornton, Auditor	£100.00
B&NES, Recreation Ground Grass cutting	£873.74

Min. 3297 - Meetings attended – None.

Min. 3298 – Items for the Information of the Clerk

Two items were raised regarding Dilly Meadows:-

1. The colour of the stonework on some houses (grey not red)
2. The layout of the houses had altered from the original plans

Initials

The Clerk would contact the Planning Officer for further information.

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

Min. 3299 - Future Meetings

12th December at 7.30 p.m.

9th January 2018 at 7.30 p.m.

13th February at 7.30 p.m.

Chairman Date Signed