

WEST HARPTREE PARISH COUNCIL

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

Page 31 of 17/18

Minutes of the meeting held on Tuesday 12th 2017 at the Memorial Hall, West Harptree starting at 7.56 p.m. following public participation.

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

APOLOGIES: Mr R Ireland (Chairman) and Mrs L Hillier.

5 members of the public attended.

The Minutes of the Parish Council Meeting held on 11th July 2017 were agreed as an accurate record. The minutes were proposed and seconded and unanimously agreed for adoption.

Min. 3253 – Matters Arising from the Minutes - None.

Min. 3254 – Urgent Business as agreed by the Chair – None.

Min. 3255 - Placemaking Plan

It was reported that the Placemaking Plan was formally adopted by Bath & North East Somerset Council on 13th July 2017. This item would be removed from the Agenda.

Min. 3256 – Memorial Hall

A very successful BBQ Social evening was held on 12th July with between 30 and 35 people attending. A number of people had shown an interest in getting involved in the Hall going forward, they would be invited to the AGM on 18th September.

Our attention was drawn to a Quiz Night to be held in the Hall on Friday 13th October.

Thanks were extended to everyone involved in the welfare of the Hall.

Min. 3257 – Highways and Pavements

Councillor's attention was once again drawn to the speed of traffic along the A368 following a privately commissioned traffic flow and speed

Initials

survey which concluded that the 85th percentile Westbound was 44.2 mph and Eastbound was 38.4 mph. The information would be forwarded to B&NES Highways for their response. CIL funding could be allocated to purchase a VAS to alleviate this problem. More Police presence would also be requested.

The new 30 mph sign at Cowleaze Lane had been re-instated.

Street Naming. B&NES had confirmed that the new street name for the Leacroft development would be "Dilly Meadows".

A very enjoyable walk to view the Hill Fort at Burlledge had taken place Saturday, 5th August. It was agreed to arrange another walk in either January or February 2018.

Proposed pavement from the Leacroft development to the village. Further to a site meeting, negotiations were taking place to remove the stretch of footway by the Church wall from the planning consent. Discussions were ongoing regarding the provision of Tegula paving and Manchester bollards outside the Crown. The size of the drain at this point was a concern.

It had been impossible to get the redundant telephone kiosk removed prior to the 2nd January start date.

A letter received from Blagdon Parish Council regarding congestion on the A368 would be responded to.

Councillor's attention was drawn to the fact that Millennium Way and a neighbouring driveway were repeatedly blocked by drivers of vehicles using the Shop. B&NES would be contacted for advice on how to resolve this problem.

It was noted that the village centre was continually congested with parked vehicles including one For Sale.

Generally, the village looked pretty scruffy, weeding was required and

Initials

the pavements needed sweeping. As there was no longer a B&NES budget for such tasks. It was agreed to arrange a community work party to tidy the village.

Councillor's attention was drawn to the fact that the 30 mph signs in Ridge Lane had been wrongly sited and that there was no playground sign in Ridge Crescent. A Parishioner had tried for over a year to get this signage corrected to no avail.

Action: The District Councillor agreed to follow this up.

Min. 3258 – Recreation Ground

The Recreation Ground was in good order.

The play inspection report had highlighted a bolt missing on the climbing frame which had been replaced, and some steel work required painting with lead free paint. This work would be put out to tender.

Min. 3259 – Assets of Community Value

Further avenues would be explored regarding registering the ACVs.

Min. 3260 – Joint Spatial Plan

It was reported that the Joint Spatial Plan would run in conjunction with the Joint Transport Plan. It was B&NES duty to co-operate with Bristol to take some of their housing needs. This would only happen if the transport infrastructure was in place, i.e. a tram system from Bristol to Bath and the provision of a metro bus.

Additional houses would be built in Keynsham and Whitchurch and would not affect West Harptree.

Min 3261 - Community Empowerment Fund

It was reported that the Fund would support projects that improve the area with a particular focus on public realm, i.e. improving local green spaces which were supported by the Parish Council and receiving public support. The projects need to identify match funding or in-kind support such as volunteering hours. The maximum grant available to West Harptree was £250.00.

Initials

Min. 3262 - Transparency Grant Funding

The purchase of a projector and screen were ineligible for Transparency Grant Funding. Details of a charitable organisation to whom the Hall Committee could apply for such items had been passed on.

Min. 3263 - Community Infrastructure Levy (CIL) Funding

It was agreed that supporting the provision of superfast broadband within the Parish would be a priority, other suggestions included the providing a vehicle activate sign to reduce traffic speed on the A368 and the refurbishment and fencing of the play area.

The West of England Rural Network would be contacted regarding a Broadband voucher scheme.

Min. 3264 - Local Government Boundary Commission, Electoral Review of B&NES: Warding Arrangements

It was reported that a boundary review took place on a regular basis. At present B&NES had 65 Councillors and proposed to reduce the number to 59. Following a discussion Councillors preference was for Parishes to remain as they are. The consultation would be responded to accordingly. The final recommendations would be published in December and finalised in either April or May 2018.

Min. 3265 – Parish Charter Consultation

Councillors had reviewed the consultation document and agreed to support the proposed processes subject to the inclusion of the text “trustworthy, honest and fair”, which appeared to be missing.

Min. 3266 – Correspondence

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

July

1. B&NES – Street Works 11/07/17 –17/07/17.
2. Planning Registration – Weekly List No. 28.
3. Blagdon Parish Council – Traffic jams on the A368.
4. PCC Newsletter, July 2017.
5. Development Management, Application 17/02511/FUL, Fairash Poultry Farm. Withdrawn.
6. Mendip Hills AONB – A week in the life of ...
7. B&NES – CIL Funding.
8. George Blanchett – Appointment of Planning Officer to provide Neighbourhood Planning Support.
9. B&NES – Street Works 18/07/17 – 24/07/17.
10. B&NES Highways – Harptree Hill.
11. Planning Registration – Weekly List No. 29.
12. Parishes Liaison meeting – Draft minutes 12th July.
13. Rospa – Play Area Safety Inspection.

Initials

14. Rospa – Invoice.
 15. B&NES – Cabinet Member steps down.
 16. B&NES – Emergency works on the highway.
 17. West Harptree Memorial Hall – Truespeed Broadband Open Evening.
 18. ALCA – Transparency Grant funding.
 19. B&NES – Reforms to the Neighbourhood Planning Act 2017.
 20. Jacob Rees Mogg – Thank you.
 21. B&NES – Street Works 25/07/17 – 31/07/17.
 22. Planning Registration – Weekly List No. 30.
 23. B&NES Public Health – Adults Bereaved by Suicide.
 24. B&NES – Have your say on location of Bath’s Library and One Stop Shop.
 25. B&NES – Chair’s Community Awards.
 26. B&NES – Have your say on new Council Ward Boundaries.
 27. B&NES – Development and Scrutiny Annual Report 2016-17.
 28. B&NES – Pavement.
 29. Planning Registration – Weekly List No. 31.
- August
30. B&NES – Parish Charter consultation.
 31. B&NES – CIL Spending.
 32. ALCA – Sustaining services and rural communities.
 33. Latest news from the ICO.
 34. B&NES – Funding Bulletin.
 35. B&NES – Street Works 04/08/17 – 08/08/17.
 36. ALCA – AGM Notification.
 37. B&NES – Street Works 09/08/17 – 14/08/17.
 38. Planning Registration – Weekly List No. 32.
 39. Development Management – New application 17/02840/FUL, Parcel 4700, Harptree Hill.
 40. B&NES – Pavement.
 41. B&NES – Interagency Bulletin.
 42. B&NES – The Learning Bulletin.
 43. Development Management – Notification of decision 17/02749/FUL. Permit.
 44. Details of Youth Connect Support Services meeting on 11th September.
 45. B&NES – Street Works 14/08/17 – 21/08/17.
 46. Planning Registration – Weekly List No. 33.
 47. B&NES – 17/02840/FUL, Extension acceptable.
 48. ALCA – In Short.
 49. B&NES – Pavement.
 50. Planning Registration – Weekly List No. 34.
 51. B&NES – Street Works 22/08/17 – 28/08/17.
 52. ALCA – In Short, August 2017.
 53. ALCA – Government Litter Strategy.
 54. ALCA - West of England Strategy Discussion Paper.
 55. B&NES – Street Works 15/08/17.
 56. Planning Registration – Weekly List No. 35.
 57. Development Management – New application 17/04106/FUL, White Rose Cottage.
 58. ALCA – Latest NALC Network News.
 59. White Rose Farm – Access.
 60. B&NES – CIL Funding.
 61. Development Management – Resubmission 17/04129/FUL, Fairash Poultry Farm.
 62. Development Management – Notification of decision 17/03216/FUL, Orchard Lee. Permit.
 63. B&NES – Confirmation “Dilly Meadows” Street Name.
 64. B&NES – Parish Charter Consultation.
 65. B&NES – HMO SPD Consultation.
 66. B&NES – Sugarsmart Campaign.
 67. B&NES – Street Works 05/09/17 – 11/09/17.
 68. Planning Registration – Weekly List No. 36.
 69. BT – Payphone removal.
 70. Development Management – Notification of decision 17/02694/FUL, Farm Shop and Tea Room.
 71. ALCA – AGM paperwork, 07/10/17, Bradley Stoke.
 72. BT – Payphones planning department.
 73. Public Health News.
- The following items were received at the meeting:-
1. Clerks & Councils Direct Publication.
 2. Avon & Somerset PCC Newsletter.
 3. The Mendip Society Newsletter.
 4. Your Airport.

Initials

Min. 3267 – Planning Matters

New applications

Planning application 17/02840/FUL, Parcel 4700, Harptree Hill –
Erection of an agricultural livestock building.

- Support, No objection.

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

- Support, No objection.

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).

*A Councillor declared an interest in this application and left the room,
only returning once the application had been discussed and a decision
made.*

Councillors unanimously agreed to Support the above application, subject to the
following conditions:-

1. The Site

Access onto the busy A368 is very near Fairash crossroads A368/junction with
Harptree Hill/C406, it is a staggered junction on the brow of a hill and is a safety
concern. The Site access/turn in from the A368 could be widened for easier access
and greater visibility.

We propose that this would be an ideal opportunity to address road safety issues and
make improvements to this road junction.

2. Building Materials

The proposed design and building materials should be sympathetic and reflective of
the Chew Valley Neighbourhood Plan criteria and the Area of Outstanding Natural
Beauty in which it sits.

3. Additional Comments

Development on this site will ensure that the redundant chicken sheds will not
deteriorate further and become an eyesore. It will also provide much needed
housing.

Initials

Application pending consideration

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

Notification of decision

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. PERMIT.

Planning application 17/02511/FUL, Fairash Poultry Farm, Compton Martin Road – Conversion and part demolition of redundant poultry sheds to form 5no. dwellings and associated access and landscape works. WITHDRAWN.

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

Planning application 17/02749/FUL, Ridge Cottage, Ridge Lane – Erection of single and two storey rear extensions. PERMIT.

Planning application 17/03216/FUL, Orchard Lee, Ridge Lane – Replacement of existing conservatory with new single storey extension. Reposition existing stairs with additional alterations and dormer. PERMIT.

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). HAS BEEN PASSED TO THE ENFORCEMENT OFFICER.

Initials

Min. 3268 – Financial Matters

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

SSE (Electricity)	£15.91
Playsafety Ltd (Play equipment inspection)	£84.00

To note July/August payments made:

SSE (Electricity)	£15.25
Mr P Hutton (Joint BBQ expenses)	£50.00

To acknowledge receipt of Wayleave payment £37.54

Min. 3269 - Meetings attended – None.

Min. 3270 – Items for the Information of the Clerk – None.

The Chairman declared the meeting closed at 9.35 p.m.

Min. 3271 - Future Meetings

- 10th October at 7.30 p.m.
- 14th November at 7.30p.m.
- 12th December at 7.30 p.m.

Chairman Date Signed