



MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY 17TH FEBRUARY 2021

7:30PM by video link (Zoom)

On Government Advice over COVID-19, this meeting was held in exceptional circumstances via conference call.

PRESENT.

G Boyle (GB) Chair, L English (LE), R Dunning (RD), N Anscombe (NA), C Phillips (CP), L Alford (LA) and A Hemmings (AH).

In attendance: D Dunning (Clerk), Ward Cllr S Reade and 1 member of the public.

Public Participation

Adrian Sykes of Skye Property Group briefly explained their latest proposal for affordable self-build housing on green belt land adjacent to Back Lane (Wick and Abson parish) which they argue accords with exemptions under National Planning Policy Framework no 145f '*limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)*'.

The developer believes there is an identified demand (stated 658 individuals wish to self-build within South Gloucestershire), the site is un-viable agricultural land and with its mature screening, the development would have a minimal impact on the visual amenity. The site has been submitted under the call for sites.

Pucklechurch Parish Council confirmed that it had passed a resolution that it does not wish to engage in conversations to pre-empt any decisions regarding appropriate sites as part of the current consultation but as a statutory consultee, the council will publicly engage with the planning process to provide objective comments to submitted planning applications which are considered against the current local plan and associated policies.

2021/02/17 No 1. To Note Apologies For Absence

Ward Cllr Stokes

2021/02/17 No 2. Declarations of Interest

4b - Cllr English lives close to the site.

6c – Cllr English lives adjacent to the trading estate

2021/02/17 No 3. To Confirm The Minutes Of The Previous Meeting

The minutes of the meeting on Wednesday 3rd February 2021 were accepted as a correct record of the meeting and were duly signed by the Chair.

2021/02/17 No 4. AGENDA ITEMS

Standing orders were suspended and it was resolved to consider item 4a after all other business transacted.

2021/02/17 4a) see end

2021/02/17 4b) To receive correspondence from BBC news relating to their news story on Rebekka's Garden and agree any actions.

The correspondence was discussed. The council was saddened that concerns were raised through the press rather than with the council direct and were disappointed to note the news story contained inaccuracies. The council's intention is to support and invest in the garden which will help secure the memory of Rebekka for the future whilst ensuring legal obligations for a council asset are met.

Resolved to make no further comments to the BBC unless there is further contact.

Resolved to write to the concerned resident.

2021/02/17 4c) To consider and agree a protocol for handling parish council responses to media requests.

With GDPR implications, a policy is needed. Cllr Boyle to circulate research on press policies and suggest a draft PPC policy. In the meantime,

Resolved to introduce temporary protocol which:

- i) Authorises the Chair/Vice Chair (or if necessary, any combination of two councillors) and the Clerk to agree any statement which will be circulated to all councillors for agreement prior to issue.
- ii) Where any statement is confirming decisions made by council and information is in the public domain, the clerk may respond.

2021/02/17 4d) S106 Funding.

2021/02/17 4di) To agree application to drawn down S106 funds for the 'Allotments Improvement' project, submission deadline 19th February 2021.

Resolved to submit Allotments Improvement application

Resolved to request South Gloucestershire Council vire £1000.00 from the Allotments revenue to capital budget.

Resolved that in light of above action, Pucklechurch Parish Council will continue to maintain these improvements at the allotments using its own funds as required.

2021/02/17 4dii) To note South Gloucestershire Council's information relating to funding for other S106 projects and agree any actions.

Resolved to start engagement with the community to collect public opinions on playgrounds and needs which will help formulate a playground strategy and inform plans for improving Eagle Crescent play area.

Resolved that having received notification of finalised S106 funding and restrictions, councillors will consider ideas for discussion at meeting on 21st April 2021.

2021/02/17 4e) To receive feedback on growing litter issues and agree any actions.

Resolved to investigate potential costs prior to any decision.

2021/02/17 4f) To consider proposal for revised emergency plan and agree any actions.

Resolved to accept the report and adopt an 'Emergency Preparedness Flowchart' that is managed by the Council and will link to wider locality emergency planning. Cllr Alford to liaise with South Gloucestershire Emergency Planning Officer to ensure suitability.

2021/02/17 4g) To agree date for a remote annual council meeting.

With uncertainty surrounding any extension to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020) allowing safe remote meetings, agree to hold the annual meeting on 5th May.

It was noted the same conditions apply to the Annual Assembly meeting with must be held between 1st March and 1st June each year.

Resolved to hold the Annual Council meeting on 5th May 2021 using Zoom.

Resolved to hold the Annual Assembly on Saturday 24th April 10-11am using Zoom.

2021/02/17 No 5 AGENDA ITEMS TO NOTE

2021/02/17 5a) To note email from Skye Property Group regarding Land at Abson Road, Pucklechurch.

Noted.

2021/02/17 5b) To note email regarding a planning application for Wick Outdoor Centre 2021 and agree if any actions required.

Noted.

2021/02/17 5c) To note 'Right to Regenerate: reform of the Right to Contest' open consultation and agree if any action required.

Noted.

2021/02/17 5d) To receive update from Sally Pattison on tree planting in Pucklechurch and agree if any action required.

Noted.

Resolved to promote and publicise the new planting and try to encourage community involvement in the ongoing care of the new planting.

2021/02/17 6. PLANNING

2021/02/17 6a Planning Applications

2021/02/17 6ai) P20/23558/F Fleur De Lys 12 Shortwood Road Pucklechurch South Gloucestershire BS16 9RA.

Demolition of single storey rear extension to Fleur de Lys. Erection of 6no. dwellings with associated works (resubmission of P20/05814/F).

Resolved to object (Appendix 1)

2021/02/17 6aii) P21/00574/F 30 Parkfield Rank Parkfield Road Pucklechurch.

Erection of single storey rear extension to form additional living accommodation (amendment to previously approved scheme P20/14112/F).

As precedent exists, no point in any objection.

2021/02/17 6aiii) P19/16524/F Land At Lyde Green Emersons Green Bristol South Gloucestershire BS16 7NT.

Creation of vehicular access onto Lyde Green Road (Class C highway), widening works to Lyde Green Road and installation of pedestrian footpath.

Noted.

2021/02/17 6b Planning decisions

2021/02/17 6b P19/4155/F Sloeswell Paddock Westerleigh Road Pucklechurch South Gloucestershire BS16 9PY.

Siting of 1no. mobile home with associated parking areas. Approved with conditions.

Noted.

2021/02/17 6c Planning Enforcement and other actions

2021/02/17 6ci) COM/21/0073/OD Unit 7 Pucklechurch Trading Estate Pucklechurch.

Works taking place on permission PK18/2109/F before 7.30am, contrary to informative 6.

Noted.

2021/02/17 6cii) COM/21/0079/BOC Unit 7 Beaufort Trade Park Pucklechurch Trading Estate.

Generator running at 21:30.

Noted.

2021/02/17 6ciii) COM/21/0093/OD 18 Pucklechurch Trading Estate Pucklechurch South Gloucestershire BS16 9QH

Lighting in use 24 hrs at DX Logistics.

Noted.

It appears working outside permitted hours is commonplace, generators run at night, work causes excessive vibrations in local properties and there have been general concerns about health and safety working practices on the site with plant equipment operating in the dark and poor observance of use of safety equipment.

2021/02/17 NO.7 REPORTS

2021/02/17 7a To receive pre-submitted reports from Councillors.

None

2021/02/17 7b To receive report from District Councillor(s).

Ward Cllr Reade confirmed he had raised two matter with Enforcement against the trading estate following complaints from members of the public.

Council raised concerns over the insistence that complaints must be made via the online notification system which is not accessible to everyone.

2021/02/17 7c To receive report from the clerk.

- Two gate posts in the burial ground are rotten and are being replaced subject to weather.
- Still awaiting adjustment by SGC to their localism charge projections due to serious error in formula (suggesting £6K for 2 bins).
- Provided Frampton Cotterell parish council with information on our recycled bin service from SGC.
- The maintenance contractor is undertaking a review of the woodland and obtaining indicative costs for any proposals.
- Council is asked to consider the following urgent requests:
 - Plot 19, plot holder wishes one of the smaller plots (area with greenhouse). Council needs to approve to provide temporary markings for new plots and pathways.
Resolved to approve temporary markings, clerk to action.
 - Maintenance contractor is concerned about the 'fallen tree' on the Recreation ground by the children's play area. It is felt the deterioration is such that hazards outweigh benefits and the tree should be removed. Council is asked to make a decision.
Resolved to approve removal.

2021/02/17 NO. 8. FINANCE

2021/02/17 8a To agree payment of contractual or other obligations

Payee	Description	Net	VAT	Amount Paid	Chq Number	Power
D Dunning	Salary Feb 21	£1,110.00	£0.00	£1,110.00	2970	LGA 1972 s112
D Dunning	PC battery replacement	£25.88	£4.99	£30.87	2970	LGA 1972 s111
HMRC	tax & NI Feb 21	£349.87	£0.00	£349.87	2971	LGA 1972 s112
Anna Chelmicka	litter picking Feb 21	£350.00	£0.00	£350.00	2972	open spaces act 1906 ss9&10
Primrose Gardening	Monthly maintenance contract	£1,379.17	£0.00	£1,379.17	2973	open spaces act 1906 ss9&10
Primrose Gardening	Materials to replace gate posts in burial ground	£35.00	£0.00	£35.00	2973	open spaces act 1906 ss9&10
South Glos. Council	Localism charges Jan-Mar 21	£1,679.04	£335.81	£2,014.85	2974	open spaces act 1906 ss9&10

Total	n/a	£4,928.96	£340.80	£5,269.76	n/a	n/a
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Cheques approved and signed by Cllrs Dunning and Boyle

Direct debits for Feb 21

Supplier	Goods	Net	VAT	Total	Column1	Date
o2	phone	£14.73	£2.95	£17.68		01/02/2021
Plusnet	Internet access	£15.00	£3.00	£18.00		05/02/2021
NEST (Jan)	Pension Contributions	£60.13	£0.00	£60.13		18/02/2021
EDF Energy	Electricity Eagle Crescent	£9.00	£0.00	£9.00		01/02/2021
EDF Energy	Electricity Parkfield	£9.00	£0.00	£9.00		01/02/2021

2021/02/17 4a) To consider and finalise proposed responses from councillors to allocated questions relating to South Gloucestershire Council's Local Plan 2020, Phase 1 – Issues and Approaches consultation.

Following a detailed review of all submissions, the final response from the council was approved for submission to South Gloucestershire Council.

2021/02/17 9 Future agenda items.

17th – ideas for S106 spend.

2021/02/17 10. To note date of the next meeting 3rd March 2021

Meeting closed at 10pm

Signed:

Date: 3rd March 2021

Appendix 1 Objection to P20/23558/F Fleur De Lys 12 Shortwood

Pucklechurch Parish Council (PPC) maintains its objection to this application - it is aware that the number of proposed dwellings has been reduced to 6no, however:

1. These require a minimum of 13.2 (rounded to 14) off-road carparking spaces to be provided when only 12 are self-evident. The site plan supplied is marked as 8 retained for use by the Public House (which as noted before PPC and a Planning Inspector does not consider sufficient). There are only 20 spaces marked on the plan.
2. The elevations and floor plans have different sizes marked on them that conflict with each other - either 94 square metres or 100 square metres so it is impossible to tell which is correct.
3. No information is supplied as to how the changes affect private amenity space attached to each property
4. The tree planting scheme shows planting that is unsuitable for the residential space
5. The details provided for finishes and materials are at odds with the Design and Access Statement - PPC still objects to the use of render as a finish.
6. No sections have been provided that show the heights of the newly proposed designs relative to the Fleur itself so there is no way of telling if these are now subservient.
7. The positioning of 6 houses crammed into the rear of the site does not best use of the land that will be made available by the proposed demolition - an assumption being made here that this is being retained for further development

PPC notes that a 'Phase 1 site investigation' report has been submitted. For clarification:

- The land has been occupied by a building on that site since at least the 1840s - as shown on the parish tithe maps (available via Know Your Place)
- The White Hart PH is clearly shown on the opposite side of the road on the 1898 OS map (available via Know Your Place)
- The Old Malthouse is a locally listed building
- The photographs at the back of the report do not show the car park of the Fleur - in fact these images do not represent anywhere in Pucklechurch that can be identified.
- The report recommends A Coal Authority Mining Report should be obtained to provide an initial assessment of risk from mining - this has not been provided.
- No Appendices provided and referenced in the report are provided - these pages are blank.