

MINUTES OF THE PARISH COUNCIL MEETING HELD WEDNESDAY 20 August 2014, 7:30pm, IN THE MEETING ROOM PUCKLECHURCH COMMUNITY CENTRE, ABSON ROAD.

PRESENT. R. Symons Chairman, Mrs G. Boyle Vice Chairwoman, R Dunning, Mrs L. English, M Humphrey, Mrs T. Symons, M.S. Watson.

Steve Reade- South Gloucestershire Councillor for Boyd Valley
Debra Duke (Clerk)

NO 1. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Smith and Hawkins.

NO 2. DECLARATIONS OF INTEREST

Councillor Dunning declared a disclosable pecuniary interest in agenda item 10e.

NO.3. TO CONFIRM THE MINUTES OF THE MEETING HELD ON 6 AUGUST 2014

RESOLVED: The minutes of the meeting held on 6 August 2014 were approved as a correct record subject to the following amendments and signed by the Chairman.

- To amend attendance and apologies to include Councillor Dunning's apologies
- To add that the meeting was suspended in agenda item 4
- To note that Councillor Dunning sent in comments with reference to agenda item 9.

NO.4. PUBLIC PARTICIPATION

None

NO.5. LAW AND ORDER

No attendance and no update received.

RESOLVED: To email the local beat team to ask for updates to be provided.

NO.6. FINANCE

No.6a. To INSTRUCT cheques to be signed

RESOLVED:

To approve payment and authorise signatories for the following:

SLCC, for Governance and Accountability book, £23

M J Church, for skip change, £235.20

SLCC, for recruitment advertising, £210.00

Jewson, for maintenance materials, £89.35

HMRC, national insurance contributions, £12.38

Wages and expenses, £1254.24

Anna Sharpe, for recreation ground tidying, £178.00

South Gloucestershire Council, for grass cutting and dog bin emptying, £1540.47

PCA, for room bookings, £38.66

Instant Landscapes, for grass cutting, £1206.40

No.6b. To RECEIVE budget update

A budget update was presented. It was noted that unbudgeted spend for recruitment had been undertaken. Newspaper advertising had not yet been purchased due to the high cost of the quotes that had been received.

Figures had been amended to allocate the amount transferred from heartstart into a defibrillator budget.

With reference to funds available for grants the only budget made was the amount received from the LCTS grant. At the next meeting a budget update for the capital spends would be provided.

NO.7. CORRESPONDENCE

No.7a. Revised Legal Topic Notes on NALC website - Openness of Local Government Bodies Regulations 2014

The revised legislation would require some amendments to the council's standing orders.

RESOLVED: That Councillors English and Boyle would review standing orders and produce a draft report with amendments to a future meeting.

No.7b. Correspondence from Local Works

Currently local authorities had the power to sell electricity from local power generation schemes that they set up, whilst Parish and Town Councils were prevented from doing so. There were already a significant number of parish and town councils across the country that had successful local energy schemes that produce excess electricity. However these councils were not able to gain any revenue from this excess electricity because the law prevented them from selling it into the national grid. Correspondence had been received from Local Works about submitting a proposal under the Sustainable Communities Act to ask the government to allow local councils to be able to sell excess electricity.

RESOLVED: The council agreed to support the proposals.

No.7c. Council tax reduction scheme changes

Councillors were reminded that they could respond as individuals. Councillors were concerned about the effect of this on parish council precepts. A response was needed.

RESOLVED:

- To include this as an agenda item on 3 September
- For Councillor T Symons to prepare a draft report on this item.

NO.8. PLANNING APPLICATIONS

No.8a. PK14/2889/F Land At Shortwood Road Pucklechurch BS16 9RA Change of use of land to gypsy/travellers site including 2 no. mobile homes and 2 no. touring caravans with the formation of additional hard standing and 2 no. ancillary utility/day rooms

The application site was accessed along a track. It was not clear from the documents if the applicant had permission to use the track to access the site. The plans showed waste pipes within the site but did not show where they were connected to.

Overall the site was within the green belt and no special circumstances were mentioned within the application documents. The site was not a safeguarded site and was therefore against policies.

RESOLVED:

To object to the application for the following reasons:

- The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development normally considered appropriate within the Green Belt.
- The applicant has not demonstrated that very special circumstances apply, such that the normal presumption against development in the Green Belt should be overridden.
- The proposal is contrary to guidance contained in the National Planning Policy Framework (NPPF); and policies CS5 and CS34 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013; and the South Gloucestershire Development in the Green Belt SPD (Adopted) and does not pay regard to the Ministerial Statement "Planning and Travellers" 2nd July 2013
- On 17 January 2014 a second written Ministerial statement to Parliament repeated the Secretary of State's position *"that unmet need, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the green belt and other harm to constitute the "very special circumstances" justifying inappropriate development in the green belt. The Secretary of State wishes to re-emphasise this policy point to both local planning authorities and planning inspectors as a material consideration in their planning decisions."*
- Online Planning Practice Guidance relating to the Green Belt was published on behalf of the Government in March 2014 that reiterated the Ministerial Statement on Planning & Travellers - see House of Commons Library Standard Note SN/SC/934 last updated on 26/3/14. The Government's planning policy is therefore very clear that both temporary and permanent traveller sites are inappropriate development in the green belt and that planning decisions should protect green-belt land from such inappropriate development.
- Policy CS21 of the South Gloucestershire Local Plan Core Strategy states that "Proposals for sites within the Green Belt or Cotswold AONB will only be acceptable where it can be demonstrated that very special circumstances exist".
- This site would cause visual harm to the openness of the countryside which is a material consideration and constitutes a breach of NPPF core principle 9.

The harm to openness requires very special circumstances of more than substantial weight to justify any grant of planning permission and as such any circumstances that are offered must be 'extraordinary and not commonplace.' No such circumstances have been offered - the general material considerations offered are not extraordinary or uncommon.

- The proposed site is not safeguarded as per those sites listed within policy CS21 of the South Gloucestershire Local Plan Core Strategy.
- It is not clear whether permission exists for the applicant to use the track which runs to the side of the proposed development for vehicular access or whether it is suitable for the movement of touring caravans
- No information has been supplied with regard to the proposed method of disposal for foul water/sewage

NO.9. REPORTS

No.9a. Parish Councillors written reports

A report had been received about methods of reviewing agenda items through a bring forward system. This would be considered as a future agenda item.

No.9b. Report from Boyd Valley Councillors.

It was noted that a positive outcome from the Safer Stronger group was that the white lines on Westerleigh Road had been repainted.

No.9d. Verbal report from the Clerk

It was noted that planning application PK14/2396/F, Pennymead, Shortwood had been reconsulted on. The date of reconsultation started on 20 August and ended on 27 August. It had therefore not been included on this agenda. The late notice on the day of the meeting also meant that the new details had not been reviewed to make an urgent decision. The clerk had emailed the planning officer to ask for the parish council to respond following the 3 September meeting.

The bookings secretary from the PCA had met with the clerk to discuss the planning application for the PCA sign. A picture of the amended design had been forwarded to councillors. The PCA had requested help with the wording of a consultation letter to households on Abson Road.

The council needed to consider adopting a separate financial regulations document, rather than including these within standing orders. As minute 7a had raised the necessity of a review of standing orders this could be completed at the same time.

NO.10. AGENDA ITEMS

No.10a. To APPROVE a response to the Planning Sites and Places Development Plan Document consultation

The parish council discussed the document.

The parish council had responded in October 2013 that Pucklechurch village required between 10 to 50 houses and that land for these houses was available within the development boundary.

The parish council objected to the inseting of the green belt in order to intensify use of gypsy and traveller sites. The council would also object to making gypsy and traveller sites with temporary planning permission permanent. Temporary planning permission had usually been granted due to special circumstances that were time limited or personal. In most cases the impact on the green belt had been considered to be too high to grant permanent permission. Temporary permission was only granted for specific reasons and by default would return to green field once the circumstances had changed. Changing the use permanently also removed the right of the landowner to determine the use of their land without applying for a change of use.

The council would also submit comments on policy PSP 27 about stables and equestrian use of land. Policies defined sizes of garages but the policy did not define the size of stables. Although the policy said it would adhere to British Horse Society Guidelines councillors felt that the policy could be more explicit.

RESOLVED: To submit the final response by 28 August 2014.

No.10b. To APPROVE a quote from Western Power Distribution

Two quotes for provision of an electricity supply at Eagle Crescent play area had been received. The council was required to provide a metal case for the supply, also a free standing cabinet for the defibrillator. It was suggested that approval be granted for the works up to a total of £2700 be granted.

It was noted that the costs of the provision of the new electricity supply and free standing box was likely to use the funds transferred from Heartstart. Shortwood Village Committee had expressed an interest in a defibrillator and would be contacted again about fundraising and support from the parish council.

RESOLVED:

1. To accept the quote from Western Power Distribution which included the digging of the link trench
2. To approve expenditure of up to £2700 for completion of the installation of the defibrillator
3. To undertake consultation with nearby properties
4. To contact Shortwood Village Committee about their interest in having a defibrillator

No.10c. To APPROVE an amended Publication Scheme

An amended publication scheme was discussed. The council was legally required to provide a publication scheme. As the website was developed more of the information listed in the document could be provided electronically.

RESOLVED: To approve the publication scheme.

No.10d. To CONSIDER and APPROVE a memorial bench policy

Following a number of requests for new memorial benches and a request for a memorial plaque the council had decided it should put in place a policy.

It was suggested that a time limited maintenance agreement with the sponsor of the bench or plaque be included. The policy also needed to clearly state the council retained the right to remove the bench or plaque on safety grounds. On parish council erected benches three plaques could be placed.

RESOLVED: To amend the draft policy as suggested and to adopt the memorial bench policy.

No.10e. To CONSIDER a recommendation about the Village Orderly position
In accordance with the Code of Conduct, Councillor Dunning declared a disclosable Pecuniary Interest.

The council had received one application that had met the essential criteria. An interview had been undertaken by Councillor Boyle and the Clerk. It was recommended that they be appointed to the position of Village Orderly.

RESOLVED: To appoint Daphne Dunning to the position of Village Orderly.

NO.11. DATE OF NEXT MEETING

The next Parish Council meeting would be held on Wednesday 3 September 2014, at 7:30pm.